

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Louise Prew
FROM:	WSCC – Highways Authority
DATE:	5 November 2025
LOCATION:	97 - 99 Montague Street, Worthing, West Sussex, BN11 3BN
SUBJECT:	AWDM/1279/25 Erection of additional storey for the creation of four self-contained residential units (Use Class C3) with terraces and screening
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

This application seeks erection of additional storey for the creation of four self-contained residential units. The site is located on Montague Street (pedestrian precinct), an E-classified route.

The Local Highways Authority has previously been consulted on matters at this location under NOTICE/15/25 for application for Prior Approval for Proposed change of use from retail (Use Class E) to four residential units (Use Class C3).

There is no vehicular access or parking associated with this property and none proposed to serve the development. Consequently, parking would have to be accommodated on-street, in designated locations or travel considered via more sustainable alternatives.

Comprehensive parking restrictions are in place on nearby roads, prohibiting parking in places that would be detrimental to highway safety. The LHA does not anticipate that the nil car parking provision would result in a highway safety concern or parking capacity issue in this instance.

Due to the location of the development within a sustainable location in Worthing, it is not considered that occupants would be reliant on the use of a car. The site is situated near local shops and amenities which reduces the reliance on the use of a car for some journeys. The LHA would request that secure and covered cycle storage be provided if there is space within the site to do so. The cycle parking details can be secured via a condition as advised below and should meet WSCC standards for the dwelling numbers proposed.

The LHA does not anticipate that the proposed additional storey (4 units comprising 1 x 1bed and 3 x 2bed) would generate a severe material increase in vehicular movements to or from the site. The WSCC Parking Demand Calculator outlines that 5 parking spaces would be anticipated to serve the likely demand from this proposal. There are several multi-storey car parks within proximity of the site, furthermore regular bus services operate along Marine Parade to the south, offering links to Lancing, Shoreham, Littlehampton, Durrington, Crawley, Ferring and others. Worthing Train Station is located a 5minute cycle from the development site, or a 15minute walk, offering opportunities for further travel to Southampton, Brighton and London.

Given the central location of the development, the LPA may wish to consider securing a construction management plan alongside any approval of this proposal- condition advised below.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions are recommended:

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with WSCC guidance and plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,

Reason: In the interests of highway safety and the amenities of the area.

Jodie Wilkes

West Sussex County Council – Planning Services