

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Stephen Cantwell
FROM:	WSCC – Highways Authority
DATE:	14 May 2026
LOCATION:	The Montague Centre Liverpool Road Worthing West Sussex
SUBJECT:	AWDM/0389/26 Change of use of first floor from retail (Use Class E) to nine residential units (Use Class C3) with associated alterations at ground floor to allow access and the addition of first floor windows. For consultation purposes this application is in addition to previously approved development for the provision of three additional floors above the Montague Centre containing residential units (applications AWDM/1624/22 & AWDM/1194/24 refer).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

Change of use from first floor retail to 9 residential units. 5 x 1 bed & 4 x 2 bed, and forms part of the wider Montague Quarter development (AWDM/1624/22 & 1194/24). As such the overall development will increase for 45 flats to 54, and a retail unit on the ground floor. However, as this is a separate application, the impacts have been assessed.

Access

As the site is in a highly sustainable town centre location there will only be pedestrian access to the flats which will be taken from Montague Place.

No parking is provided and as such the development is car free. Details in the TN suggest the additional 9 flats will be incorporated into the development's car club scheme, and the existing cycle storage provided will be able to accommodate the additional 9 flats.

The LPA may wish to include this in the application to ensure the s106 agreement is updated to include these 9 additional flats.

Parking

Whilst the site offers no car parking for these 9 flats, the site is located next to a pay and display car park and other parking locations in the town centre for visitor parking, and connection to public transport are excellent for residents to travel in a sustainable way.

Trips

Reeves Transport Planning has provided information on the expected number of trips generated by this development, however given there are no car parking spaces the trips are more likely to be pedestrian trips to and from the site. However, if the development

was to generate some trips there are plenty of local car parks or on street in the vicinity to accommodate these.

Construction

As part of this planning application the construction of the flats will require planning and managing as it is in a restricted location. Therefore, an updated construction management plan should be secured via a condition to ensure that any construction related trips or activities are managed safely in the highway.

Alison Meeus

West Sussex County Council – Planning Services

CONSTRUCTION

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,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

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