WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jackie Fox
FROM:	WSCC – Highways Authority
DATE:	30 September 2026
LOCATION:	173A Findon Road Worthing West Sussex BN14 0BQ
SUBJECT:	AWDM/0806/26 Construction of two-storey one-bedroom dwelling (following the demolition/alteration of the existing structures).
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.

History
The Local Highways Authority (LHA) has been consulted on matters at this location under planning application no. AWDM/1008/25, which sought for Chalet style detached bungalow with rooms in roof. The proposal included a single parking space within the frontage of the site, the LHA consulted the Area Highway teams for this location, who advised that the existing dropped kerb fronting the property was a pedestrian crossing which linked to the opposite side of Findon Road, furthermore, as this was located within 10m of a junction, a vehicular crossover would not be supported at this point on the highway. The Local Highway Authority requested a revised plan or parking layout to be considered; however, the application was refused by the Local Planning Authority for several reasons- prior to any further submission.

The application has now been revised and submitted without an associated parking provision.

Comments
The existing Class E use building would be removed to make way for the proposed dwelling. The existing Class E use would generally be anticipated to generate a greater number of vehicular movements than a residential dwelling. The LHA consider therefore that the proposal would not generate an intensification in vehicular movements to this location over the potential of the existing use.

The site in its current format is not assigned a parking provision, and this would also be the case for the proposed dwelling. On-street parking is an existing practise within the adjoining Vale Drive and could be an option to serve the proposed dwelling. A single dwelling of this size in this location would be anticipated to generate the requirement for 2 parking spaces.

The site is located in an area which is considered well connected and sustainable, with alternative transport modes within proximity of the site and amenities within walking/cycling distance. Secure and covered cycle parking has been demonstrated and should be conditioned alongside any approval of this proposal.

Conclusion
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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details 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 plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall included details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development.
Such provision once approved and implemented shall be retained throughout the period of construction.
Reason: To avoid undue congestion of the site and consequent obstruction to access.

Jodie Wilkes
West Sussex County Council – Planning Services