

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	11/06/2026
LOCATION:	Powel Buildings, 4 Commerce Way, Lancing Business Park, Sompting
SUBJECT:	AWDM/0479/26 Change of use to a cafe with new ramped access to front, kitchen extraction and 2no. containers at the rear for storage and preparation.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed change of use to café with associated works. The site is located on Commerce Way, an unclassified road subject to a speed restriction of 30 mph.

The site is served by existing vehicle access from Commerce Way, with a dropped kerb along its frontage. No alterations are proposed to this existing vehicle access arrangement. A proposed ramp as shown in the plans will facilitate improved pedestrian accessibility to the site.

In terms of capacity, the LHA does not anticipate that the proposed change of use to café would give rise to a significant material intensification of use when compared with what the site could currently generate within Class E.

Six car parking spaces are to be retained within the existing off-street parking area. Having measured the floor plans, a development of this size would require approximately 14 car parking spaces under WSCC Parking Standards for Class E Café Use. Consequently, any overspill parking would have to be accommodated on-street.

Whilst the LHA does not anticipate that the shortfall in parking provision would give rise to a highway safety concern, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. Weight is given to the sustainable nature of the site location, this being well accessible on foot, by cycle and by public transport. I would request that secure cycle parking provision be provided in accordance with WSCC Parking Standards to promote sustainable travel.

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 condition should be applied:

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 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.

Kyran Schneider

West Sussex County Council – Planning Services