

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jo Morin
FROM:	Highways, WSCC
DATE:	05/08/2025
LOCATION:	Unit West Of Becket Buildings, Littlehampton Road, Worthing
SUBJECT:	AWDM/0873/25 Demolition of existing workshop buildings to the rear (South) of 1 Becket Buildings to develop four 1-bedroom dwelling houses with landscaping to communal courtyard to the East.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

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

Summary and Context

This application seeks the demolition of existing workshop buildings to develop four one-bedroom dwellings. The site is located off Littlehampton Road, an A-classified road subject to a speed restriction of 30 mph in this location. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety or capacity concerns for this application.

This site has some relevant history, with application AWDM/0081/23 permitting three residential units adjacent to the application site. WSCC in its role as LHA was a consultee for application AWDM/0081/23, raising no highway safety or capacity concerns.

Access and Capacity

No vehicular access will be associated with the proposed development, owing to the creation of a new communal courtyard. The LHA does not anticipate that the proposals would lead to a significant material intensification of movements to or from the site.

Parking

No vehicular parking is to be provided for this development. The WSCC Car Parking Demand Calculator indicates that a development of this size and location would require at least four car parking spaces. Therefore, vehicular parking would have to be accommodated on-street.

Whilst on-street parking is limited in the area, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the proposed nil car parking provision would lead to a highway safety concern. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

Regarding cycle parking, the plans demonstrate a shared cycle store, which appears suitably sized to accommodate secure cycle parking provision in accordance with WSCC Parking Standards.

Sustainability

The site is situated in a sustainable location within walking/cycle distance of local services and amenities. Cycling is a viable option in this location. A variety of regular bus services can be caught from Littlehampton Road. In addition, West Worthing Train Station is located approximately 1.5km south of the site. Considering this, residents should not need to rely on a private car for travel.

Conclusion

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