

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Louise Prew
FROM:	WSCC – Highways Authority
DATE:	15 April 2026
LOCATION:	Units 1 To 2 3 Meadow Road Industrial Estate, Dale Road, Worthing, West Sussex, BN11 2RU
SUBJECT:	AWDM/0338/26 Change of use of first floor from industrial (Use Class B2) to a small house in multiple occupation (Use Class C4) for on-site staff; new external fire escape; and roller shutter door to workshop.
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.

This application is for the change of use of first floor from industrial (Use Class B2) to a small house in multiple occupation (Use Class C4) for on-site staff. The site is located on Dale Road, an unclassified road subject to a speed restriction of 30 mph. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

From inspection of WSCC mapping, there are no apparent visibility concerns with the existing access point onto Dale Road. In addition, the proposed works are not anticipated to give rise to a significant material intensification of movements to or from the site.

Under WSCC Parking Standards, the LHA would expect the proposed HMO use to generate a parking demand of two car parking spaces. No vehicular parking is proposed; therefore, parking would have to be accommodated on street. There are parking restrictions in place on nearby roads prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the nil car parking provision would lead to a highway safety concern or parking capacity issue, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

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.

Liz Corcoran
West Sussex County Council – Planning Services