West Sussex County Council - Planning Consultation Response

To: Adur & Worthing Councils
FAO: Hannah Barker
From: WSCC - Highways Authority

Date: 28 October 2026

LPA Reference: AWDM/1179/26

Location: 27 Buckingham Road
Shoreham-By-Sea
BN43 5UA
Proposal: Proposed Change of Use from Office (Use Class E (c) to 8no. bedroom house of multiple occupation (Use Class Sui Generis), new windows to the front and rear elevation.

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.

The proposal seeks the change of use from Office use (Class E) to 8 Bedroom HMO Sui Generis. The site is accessed via Buckingham Road in Worthing, a C classified road subject to 30mph speed restrictions. The access is existing and has served the previous commercial use. From consulting the most recent WSCC accident data, there have been no registered injuries or accidents associated with the access point onto the highway to flag an existing concern with the access arrangements.

The application form outlines that there are two parking spaces serving the site. It is unclear how these spaces are to be allocated.
The proposed 8 bed HMO would generate the requirement for 0.5 spaces per bedroom- amounting to 4 spaces overall, the LPA may wish to consider the amenity impact of this shortfall, however the LHA considers that the site is located within a highly sustainable location, close to Worthing railway station. Furthermore, regular bus services operate along Buckingham Road which offers alternatives to the use of a car. There are also comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety.

We would not consider that highway safety would be detrimentally affected through the shortfall in parking provision.

Cycle parking has not been demonstrated to serve the development; the site is located within an area where cycling is a viable alternative to the use of a car for a number of journeys and it is advised that cycle parking is sealed via planning condition alongside any permission of this application.

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.

If the Local Planning Authority (LPA) is minded approving this application the following condition is advised.

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.

Jodie Wilkes
West Sussex County Council – Planning Services (Highways)