West Sussex County Council - Planning Consultation Response

To: Adur & Worthing Council

Date: 17 November 2026

FAO: Finlay Gardner

From: WSCC - Highways Authority

LPA Reference: AWDM/1270/26

Location: 13 Cortis Avenue, Worthing, West Sussex, BN14 7BQ

Proposal: Change of use from a small House in Multiple Occupation (Use C4) to a large House in Multiple Occupation for up to 7 persons (Sui generis).

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 seeks the change of use from a small House in Multiple Occupation (Use C4) to a large House in Multiple Occupation for up to 7 persons (Sui generis). The site is located on Cortis Avenue, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangements. The LHA does not anticipate that the proposed additional tenant would give rise to a significant material intensification of movements to or from the site.

The application form states that no vehicle parking is to be provided for this development. Under WSCC Parking Standards, the expected parking provision for an HMO of this size would be 3-4 car parking spaces. Consequently, vehicular parking would have to be accommodated on-street.

The LHA does not anticipate that the proposed nil car parking provision would result in a detrimental highway safety impact, nor give rise to a parking capacity issue. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

The site is situated in a sustainable location within walking/cycle distance of local services and amenities. Regular bus services are available from nearby Broadwater Road and Worthing Train station is located approximately 1km south of the site. Cycling is a viable option in the area, and the LPA may wish to request that secure, covered cycle parking be provided to promote sustainable transport options.

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.

Liz Corcoran
West Sussex County Council – Planning Services (Highways)