West Sussex County Council - Planning Consultation Response

To: Adur & Worthing Councils

Date: 11 November 2026

FAO: Louise Prew

From: WSCC - Highways Authority

LPA Reference: AWDM/1194/26

Location: 32 Montague Street, Worthing, BN11 3HA

Proposal: Change of use of upper floors from commercial (Use Class E) to two residential flats (Use Class C3) with widened ground floor entrance and rooflights.

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 of upper floors from commercial (Use Class E) to two residential flats (Use Class C3) with widened ground floor entrance and rooflights. The site is located on Montague Street, an E-class pedestrianised street in this location.

The LHA previously provided consultation advice for this site for permitted application NOTICE/0010/26, raising no highway safety concerns.

No vehicular access is associated with this site. No traffic flow information has been provided with the current application; however, Class E uses tend to generate greater material movements than C3 residential. Therefore, the LHA does not anticipate that material movements associated with the site will exceed that of the existing.

The WSCC Car parking Demand Calculator indicates that a development of this size in this location would require at least three car parking spaces. The applicant proposes a nil car parking provision; consequently, parking would have to be accommodated on-street or within nearby paid-for provision. Comprehensive parking restrictions are in place on nearby roads, prohibiting parking in places that would be detriment to highway safety.

The LHA does not anticipate that the proposed nil car parking provision would result in a highway safety concern or parking capacity issue in this instance. The site is situated in a sustainable town centre location with walking distance of shops, schools and public transport links. Cycling is a viable option in the area, and the applicant has stated that vertical cycle parking will be provided at ground floor level, adjacent to the staircase.

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)