

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC – Highways Authority
DATE:	22 August 2026
LOCATION:	Ocean View Business Park Gardner Road, Southwick West Sussex
SUBJECT:	AWDM/0912/26 Change of use of part of the ground floor from the currently authorised mixed-use arrangement to a self-contained gymnasium (Use Class E). (Retrospective application).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the full application AWDM/0912/26 with regards to highway safety and capacity matters. The supported by a Planning Statement (PS) and associated plans.

Summary

The proposal is for retrospective change of use of part of the ground floor from the currently authorised mixed-use arrangement to a self-contained gymnasium (Use Class E), with the works having completed on 1st January 2025. The site is located on Gardner Road, a C-class road subject to a speed limit of 30 mph.

Access and Visibility

Access to the business park is via an entrance on Gardner Road. Access will not be affected by the change of use. Visibility is sufficient at the point of access. An inspection of collision data supplied to WSCC by Sussex Police from the last 5 years found there were no reported injury accidents within the vicinity resulting from road layout. Therefore, there is no evidence to suggest the access is operating unsafely.

Parking and Turning

The change of use to a gymnasium is not anticipated to result in a material intensification of use of the access over the potential of the previous commercial use of the site. Furthermore, a gym is most likely to peak in traffic during the evenings, outside of peak highway hours, and therefore would not necessarily add to an intensification of use on the highway.

The car park has 50 spaces allocated for use by the gym and its clients. There is sufficient room in the car park for on-site turning. The business park is situated in a sustainable location, being within walking distance of Fishersgate train Station, and regular bus routes that pass through the nearby A259.

Conclusion

The Highway Authority do 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 (NPPF), paragraphs 114 -117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

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West Sussex County Council – Planning Services