

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Tom Westerman
FROM:	WSCC – Highways Authority
DATE:	5 December 2025
LOCATION:	6 Hayling Rise Worthing West Sussex BN13 3AL
SUBJECT:	AWDM/1191/25 Demolition of existing extension to No.6 and subdivision of dwelling plot to provide a detached 2-bedroom bungalow to south side with new vehicle access.
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 demolition of existing extension to no.6 and subdivision of dwelling plot to provide a detached 2-bedroom bungalow to south side with new vehicle access. The site is located on Hayling Rise, an un-classified road subject to a speed limit of 30mph.

The proposed plans indicate that a new vehicle access will be provided for the proposed dwelling. Visibility at the proposed access appears sufficient for the anticipated road speed in this location. Whilst the width of the proposed access has not been demonstrated on the plans, this can be secured via condition. The proposed access would be subject to a licence from the Area Engineer and constructed to a specification agreed with them – an informative is included below.

The application proposes two parking spaces within the proposed frontage. This is considered to provide sufficient parking provision for the proposed dwelling. The applicant proposes a 2x2m pedestrian visibility splay either side of the proposed access.

The proposed dwelling is sustainably located within an existing residential area, within walking distance of bus stops. Cycling is a viable option within the vicinity and details of secure and covered cycle storage can be secured via condition.

Conclusion

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.

If the LPA are minded to approve the application, the following conditions should be applied:

Access (details required, access provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Nicola Elliott

West Sussex County Council – Planning Services