

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Rebekah Hincke
FROM:	WSCC – Highways Authority
DATE:	23 December 2025
LOCATION:	19 Farncombe Road Worthing BN11 2AY
SUBJECT:	AWDM/1393/25 Application to vary condition 1 (Approved Drawings) to include railings, amended entrance gates entrance ramp, amended patio steps, external land level adjustments external guard rail to terrace and change of eastern casement window to sash. Also variation of the following conditions to require compliance with newly submitted details: 4 - Construction Management Plan 5 - Biodiversity Gain Plan 6 - Landscape & Ecology Management Plan 10 - Details of Windows and Doors 11 - Railings, Gates & Posts 12 - Cycle Parking ORIGINAL DESCRIPTION: AWDM/1522/24: Two-storey rear extension with first floor terrace to existing office (Use Class E); basement extension with front and rear lightwells; alterations to front boundary treatment and new rooflight to office building.
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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning applications no. AWDM/1522/24 to which no objections were raised.

This application seeks to vary condition 1 of the approved plans to include a number of alterations to the approved site layout. Notable to the Local Highway Authority, are the changes proposed to the accesses onto Farncombe Road. There are now proposed to be metal railings and a gated access to both points of access to the property from Farncombe Road.

The inclusion of the proposed gates and fencing at the access point will narrow the available space for vehicles navigating to/from the site over the existing arrangement. It is outlined however that a 3m wide access will be retained. This would be considered

suitable for most domestic vehicles, however, may not be desirable for some larger vehicles. It is anticipated that those vehicles would service the site roadside instead of entering the site or park in nearby alternative public parking provisions. As noted within the comments issued by the LHA under the original application- there are alternative parking locations for any road users unable to make access into the parking area in this location.

The gates open inward of the site and therefore do not encroach on the publicly maintained highway- any associated mechanisms should also be positioned within the site boundary and not overhang the publicly maintained highway/footway at this location.

The most recent submission of the drawing "Proposed as-amended site plan for planning submission" revision G – dated 24.10.25 appears to show that the gate will open 90 degrees into the site, which would allow a suitable manoeuvre into the parking area. Previous iterations of this plan appear to show the gate opening at a reduced angle which might hinder access.

On balance, the gated access allows vehicles sufficient space to enter and manoeuvre the parking area and alternative locations have been identified locally which can accommodate vehicles that do not wish to make use of this parking provision. The steel railings although within the pedestrian visibility splay, do not provide a solid barrier to visibility and there would be opportunities for visibility of oncoming pedestrians in between the rails.

The Local Highway Authority does not consider that the proposed gated access 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 115), and that there are no transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services