

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keefe
FROM:	WSSC – Highways Authority
DATE:	24 December 2025
LOCATION:	Lincoln Court South Street Lancing West Sussex
SUBJECT:	AWDM/1540/25 Removal of existing 11 dilapidated garages and erection of 10 garages
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 removal of existing 11 dilapidated garage and erection of 10 garages. The site is located on South Street, an A-classified road subject to a speed limit of 30mph.

The plans indicate that the existing 11 garages have internal dimensions of approximately 5 x 2.4m. The proposed plans indicate that the proposed garages will have internal dimensions of approximately 5.3 x 2.75m. The LHA advises that garage meet minimum internal specifications of 6 x 3m in order to be counted as parking provision. The applicant is encouraged to consider whether the proposed garages could be increased in size to be able to accommodate larger modern vehicles. However, it is acknowledged that the proposed garages do provide an improvement in size over the existing arrangement and as such, the LHA would not raise any highway safety concerns to the proposal.

No alterations to the existing access point are proposed and there will remain sufficient space on site for vehicles to turn on site and exit in a forward gear.

Given the restricted access to the site, the LHA would request that a Construction Management Plan be secured via condition to ensure pedestrian and highway safety.

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 condition is advised:

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,

- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Nicola Elliott
West Sussex County Council – Planning Services