WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC – Highways Authority
DATE:	10th July 2025
LOCATION:	Sussex Yacht Club 85 - 89 Brighton Road Shoreham-by-sea West Sussex BN43 6RF
SUBJECT:	AWDM/0804/25 Application to vary Condition 1 (approved plans) of AWDM/1695/18 to relocate position of main access gate to the entrance to the yacht club and replace previously proposed gates with flood wall. ORIGINAL DESCRIPTION: Construction of flood defence wall, and flood gate across former Tarmount Hard, provision of pedestrian and cycle path and public realm improvements following demolition of yacht club (subject of separate application).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

WSCC in its role of Local Highway Authority (LHA) has been consulted on the proposals for highway safety, capacity and access.

Background
The application is to vary the approved drawings, but maintain several amendments approved under AWDM/0748/24, namely:

- New pedestrian gate at the West End
- Gate for Tarmount Hard is reduced in width to 1.22m.
- Increase in wall height from 2m to 2.2m and inclusion of railings above the 12m gate - Increased thickness of the wall from 400mm to 500mm.
- Verge to the north of the proposed wall has been increased to 3m in width.

Comments
The minor amendments being sought do not adversely affect the proposed cycle scheme or result in a 'severe' residual impact on the network in line with Paragraph 116 of the National Planning Policy Framework.

The Local Planning Authority (LPA) include the following informatives:

- The proposal references material specifications within the highway area. These, along with location and details of the strip of granite setts at the access will need to be agreed with the West Sussex Engineer as part of the Section 278 agreement process.
- The LHA is currently working on a proposal to provide a segregated cycle facility along the south side of the A259 in this location which would be constructed under

permitted development rights. The LHA aims to work with the LPA to construct both schemes concurrently, in order to minimise disruption to the public and realise cost savings.

Jamie Brown
West Sussex County Council – Planning Services