



RESPONSE TO WSCC CONSULTATION (DATED 08.04.26)

for

AWDM/0333/26
VEHICLE ACCESS AND HARDSTANDING

at

177 Brighton Road
Lancing
BN15 8JB

for **Mr Doney**

14th April 2026

Dear Ms Hearsey,

I note that WSCC Highways have provided a consultation response to the planning application AWDM/0333/26.

Whilst it is observed that within their response on page one of their consultation document that they do not consider the proposals would have an unacceptable impact and that they illustrate a condition be attached to any planning consent regarding access and parking. They subsequently, on page four of their consultation document contradict their previous support.

I would like to address the concerns and comments WSCC Highways have made within their consultation document.

Item 7. Laybys

WSCC Highways stated that they do not permit vehicle access in parking laybys. In this instance the layby in question is not designated for parking. The deposited plans (548.101, 548.102, 548.103 and 548.104) clearly show that the layby has a double yellow line demarcation to the layby across the entire frontage of 177 and 179 Brighton Road.

Below is a photograph as further evidence of the demarcation.



Item 9. Grass and other amenity areas

Whilst it is understandable to retain amenity areas. The grass verge to the front of 177 Brighton Road and the verges to the neighbouring properties cannot reasonably be considered as environments for recreation. The verges are directly adjacent to the A259 Brighton Road, with a 30mph speed limit and a busy major two-lane trunk road running along the south coast.

The property itself has its own amenity area, front and rear garden. Locally there are numerous 'safe' amenity areas, particularly Lancing Beech Green, which is less than 500m away.

With regards to the crossover impacting on the streetscene and impact on highways drainage, WSCC indicated to 4 other vehicle crossovers between Penhill Road and Kings Road, which is correct. On a wider expanse there are a larger number of vehicle crossovers to the North, East, South and West of the application property.



In regards to highways drainage the applicant would install permeable block pavers within the demise of their property, as indicated on deposited drawing 548.104.

The applicant would also consider and be open to the use of either permeable grass paving or permeable resin bound paving to the front of the property in lieu of the indicated tarmac surface.



Grass paving



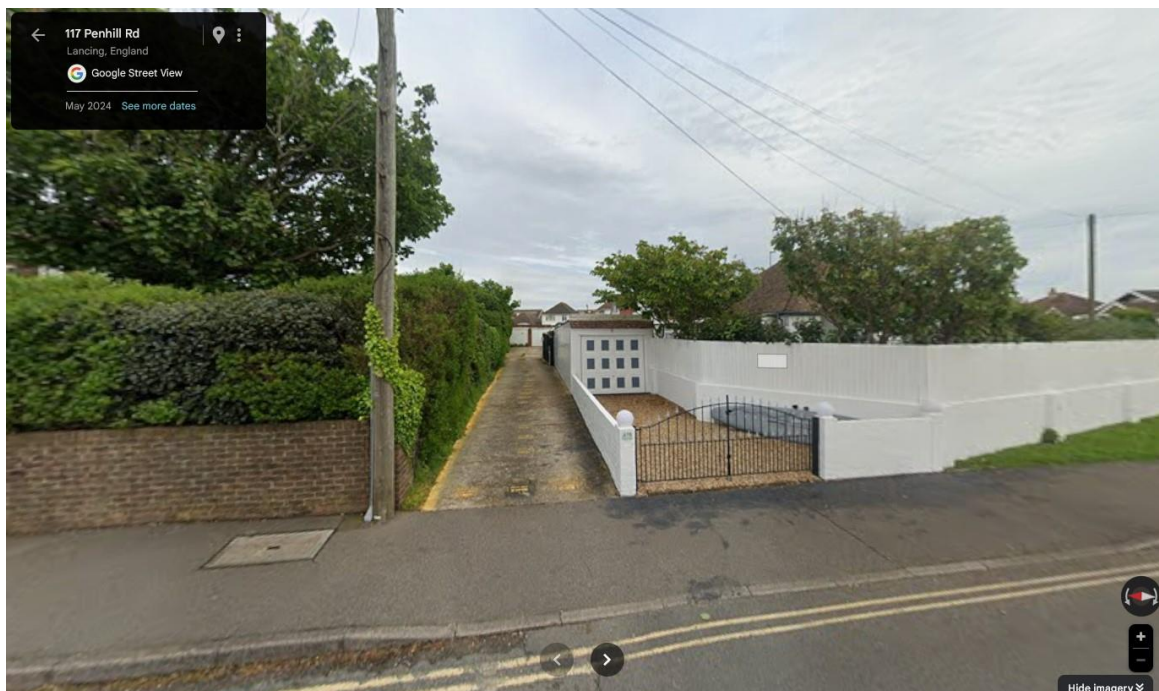
Resin bound paving

Existing parking

WSCC pointed out that there are existing off-street parking arrangements to the property.

The off-street parking is accessed from Penhill Road, via. a tight and visually restricted entrance. The existing dropped kerb does not extend across the full width of the off-street entrance.

This off-street parking is also shared with 179 and 179a Brighton Road. The allotted parking space for 177 Brighton Road is extremely tight and unsuitable for vehicles larger than a small hatchback car.



The neighbour at 179 Brighton Road submitted an online letter of support for the application, so to has Lancing Parish Council.