West Sussex County Council - Planning Consultation Response

To: Adur & Worthing Councils

Date: 16 November 2026

FAO: Gary Peck

From: WSCC - Highways Authority

LPA Reference: AWDM/1248/26

Location: Land South East Corner of Amberley Drive Marine Drive, Worthing

Proposal: Proposed timber-clad tractor barn, providing secure storage for two tractors, grass-cutting machinery and equipment used to maintain the land. The building includes a rear storage mezzanine, pitched metal roof with solar panels on both slopes, front barn doors and a west-side pedestrian entrance, positioned along the northern perimeter of the site.

Date of Site Visit: N/A

Recommendation: More Information

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for a proposed timber-clad tractor barn, providing secure storage for two tractors, grass-cutting machinery and equipment used to maintain the land. The site is located on Marine Drive, a C-classified road subject to a speed restriction of 30 mph.

Following a review of the submitted application documents, the LHA requests more information from the applicant, subject to the following comments:

Having inspected our records, our land charges team were unable to find any evidence of the gate having existed in this location prior to Google Streetview and Google Earth showing it in June 2016. It appears that the road was constructed in approximately the early 1950s, and historic mapping does not indicate that there has historically been an access here. This road was surveyed for maintenance purposes on 12-05-1977 and does not mention an existing access or gate.

Our area office team have also confirmed that no applications for a new access have been recorded and looking at google street view, photos confirm this has only been in place since 2016.

Therefore, the applicant will need to submit plans and dimension drawings for the creation of a new access with visibility splays in line with the speed of the road.

- **Visibility splays** - As Marine Drive is subject to a speed restriction of 30 mph, the LHA would request that visibility splays of 2.4m x 43m in both directions be demonstrated in accordance with Manual for Streets (MfS) specifications.

- **Access dimensions and gates** - The applicant should also demonstrate that the access would provide the space required for the type of vehicles that need to access the site. If gated, then the access gates should open inwards and be set back at least 5m from the edge of the carriageway to allow the driver to park clear of the highway whilst opening the gates.

Conclusion

Please raise the above with the applicant and reconsult. Upon receiving the requested information, the LHA can assess the application further.

Liz Corcoran
West Sussex County Council – Planning Services (Highways)