

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Gary Peck
FROM:	WSCC – Highways Authority
DATE:	7 September 2026
LOCATION:	Land Between 36 And 38 Barfield Park Lancing West Sussex
SUBJECT:	AWDM/1010/26 Erection of a medical facility with 2 no. 2 bedroom flats above, along with parking, access and landscaping, including pedestrian access from the Elite Football Performance Centre.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the full application AWDM/1010/26 with regards to access, highway safety and capacity matters. The application supported by a Transport Note (TN) and associated plans.

The application site is accessed from Barfield Park and is the site of the demolished former bungalow. The proposal is for construction of a medical facility with 2 nos. 2-bed flats above, along with parking, access and landscaping, including pedestrian access from the Elite Football Performance Centre.

Vehicular access to the two new dwellings and the medical facility will be via new two vehicle crossover (VCO) access onto Mash Barn Lane. Mash Barn Lane is governed by 40 miles per hour speed restriction. WSCC maps have been checked and visibility splays of 2.4m x 43m are achievable. An inspection of collision data supplied to WSCC by Sussex Police from the last 5 years found there were no reported injury accidents within the vicinity resulting from road layout. Therefore, there is no evidence to suggest the access is operating unsafely.

Each residential unit will be assigned a vehicle parking space, and the medical facility will be assigned 2 nos. vehicle parking spaces. Cycle parking for the medical facility will be provided at the front and for the residential units within the garden sheds.

The Highway Authority do 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 (NPPF), paragraphs TR1 – TR8, as revised August 2026. Therefore, there are no transport grounds to resist this proposal.

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West Sussex County Council – Planning Services