

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC – Highway Authority
DATE:	8 April 2026
LOCATION:	177 Brighton Road Lancing West Sussex BN15 8JB
SUBJECT:	AWDM/0333/26 Vehicle access and hardstanding
DATE OF SITE VISIT:	n/a (desktop study undertaken)
RECOMMENDATION:	Advice

This is the WSCC Highways response to the above planning application seeking the creation of vehicle access and hardstanding at 177 Brighton Road, Lancing.

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

Response.

The property is located on the northern side of Brighton Road, the A259, where the speed limit at this point is 30mph. Existing vehicular access to the property appears to be from a private access/service road to the rear.

The proposal seeks to create a driveway directly from Brighton Road, through an existing layby and across a wide verge. There are eight properties fronting Brighton Road between Penhill Road to the west and Kings Road to the east where No. 177 resides, four of which have driveways which appear to have been created some time ago.

Looking at the current proposals, although vehicles using the driveway would need to either reverse from the public highway, or reverse to it, given that no on-site turning is shown provided, visibility available to users either way along Brighton Road is good given the relatively straight alignment of the road. And, any vehicle seeking to park on the frontage of No. 177 should be able to do so without overhanging the public highway. The new parking would be in addition to any found to the rear.

Therefore, based on that submitted, the Highway Authority 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 in planning terms.

As such, the Highway Authority recommends that the following condition be attached to any planning consent:

Access and parking

The parking area should not be constructed and/or used until such time as the vehicle crossover and driveway have been constructed in accordance with details to be submitted to, and approved by, the Highway Authority.

Reason: In the interests of road safety.

Informative.

Works within the Highway – Area Office Team

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Further important information.

Notwithstanding the above comments, the Highway Authority does need to make both the LPA and the applicant aware of the following information, given that post any planning consent, a vehicle crossover licence (VCO) would be required from the County Council's Area Highway office to construct the crossover onto Brighton Road and the access driveway across the verge.

Current County Council policy regarding creation of accesses across laybys and over verges is as follows:

7. Laybys

WSCC do not permit the construction of vehicle accesses in parking laybys. This is to ensure that existing designated residents and visitor parking is maintained for all on a first come, first serve basis. An exception to this may be when there are already parking restrictions in a layby that would prevent parking from taking place. It may also be possible to have an access over the taper of the layby, however, no part of the dropped kerb must be in the full width of the layby. In these cases, please make contact so that you can discuss individual circumstances with the Highway Team.

We no longer allow VCOs in laybys that have been constructed to take vehicles off the live carriageway (see below)



We do allow VCOs through the tapers of Laybys (see below)



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And:-

9. Grass and other amenity areas

There are many grassed expanses in local housing areas within the county that have been designed to enhance the local amenity of the area. WSCC may consider any grassed area an amenity area, however we are more likely to consider the length of verge / grass from the kerb to the private residence of 3.0m of grassed area to be an amenity area.

Requests to cross and/or sever large expanses of grass amenity areas will most likely be refused. This is due to the negative impact on the street scene, the impact on highway drainage and the potential to introduce an unsafe environment for children that may use the area for recreation. Further to this there have been many instances where residents use this space as additional private parking areas that can affect the visibility and hence safety of other road users.

Vehicles should not be parked on the cross over (see below).



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Therefore, given that the site does propose both a crossover through a layby and across a large verge area, it is unlikely that the County Council in its capacity as Highway Authority would grant a VCO for the proposal for the reasons given above.

Response ends.

Tim Townsend
West Sussex County Council – Planning Services