

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC – Highways Authority
DATE:	26 March 2026
LOCATION:	1 Gordon Road Shoreham-By-Sea BN43 6WF
SUBJECT:	AWDM/0328/26 Proposed construction of 2 storey 2 bedroom dwelling attached to west side of 1 Gordon Road.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

This application is for the erection of one two-bedroom dwelling. The site is located on Gordon Road, an un-classified road subject to a speed limit of 30mph.

The site currently operates as a garage and parking area for the existing dwelling, with an existing narrow VCO to the site frontage.

The application form indicates that the proposed dwelling will not be provided with off-street parking provision, and the plans indicate that the depth of the proposed site frontage is not considered sufficient for a standard vehicle to park, at only 4.5m in depth. The proposed plans do not appear to alter the existing VCO arrangement; however, the LHA would expect the VCO to be closed off and the kerb line restored to full height. This would be subject to a licence from the WSCC Area Engineer and must be constructed to a specification agreed with them.

The application also results in the loss of existing off-street parking provision for the existing dwelling. The LHA would not raise any highway safety concerns to the proposed nil parking provision for the proposed and existing dwelling, as vehicles could be accommodated on street in this location. The LPA may wish to consider the potential impacts of this proposal on on-street parking from an amenity point of view.

The site is sustainably located within Shoreham by Sea, within proximity to local shops, services and transport links. Cycling is a viable option within the vicinity and secure and covered cycle storage is proposed within the rear garden. Given the loss of the parking provision for the existing dwelling, the LPA may wish to consider whether it would be appropriate to secure cycle provision for the existing dwelling as part of this application.

Conclusion

The LHA 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.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Informative

Vehicle Crossover – Minor Highway Works

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 closure works on the public highway.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Nicola Elliott

West Sussex County Council – Planning Services