WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & WorthingnCouncils FAO: Marie O'Keeffe
FROM:	Highways, WSCC
DATE:	18/11/2025
LOCATION:	20 East Meadway, Shoreham-By-Sea, BN43 5RF
SUBJECT:	AWDM/1399/25 Replacement of the existing bungalow with a 2 storey house
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

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

This application seeks the replacement of an existing bungalow with a two-storey house. The site is located on East Meadway, an unclassified road subject to a speed restriction of 30 mph.

The existing vehicle access point fronting the site on East Meadway will be utilised for this development. The plans show that a wider driveway is proposed, so the existing dropped kerb will also need to be widened to facilitate access to this driveway. Such works will be subject to a licence obtained from WSCC and constructed to a specification agreed with a WSCC Highway Area Engineer.

Two car parking spaces are proposed to serve this site, in accordance with WSCC Parking Standards. No details of cycle parking provision have been provided – the LHA would request that secure and covered cycle parking for two bicycles be provided in accordance with WSCC Parking Standards, to promote sustainable transport methods.

In summary, 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:

Conditions

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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 works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

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/

Kyran Schneider
West Sussex County Council – Planning Services