WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Rebekah Hincke
FROM:	WSCC – Highways Authority
DATE:	26 August 2025
LOCATION:	173A Findon Road Worthing West Sussex BN14 0BQ
SUBJECT:	AWDM/1008/25 Chalet style detached bungalow with rooms in roof.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information / Modification

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

I refer to your consultation in respect of the above planning application and would provide the following comments.

Comments
The proposal seeks to make use of an existing dropped kerb sited North East of the site to facilitate a new off-street parking provision for a single vehicle.

I have discussed this proposal with the Assistant Highways Manager for your area and with the WSCC Service Delivery Manager to ascertain whether this would be considered a suitable practise.

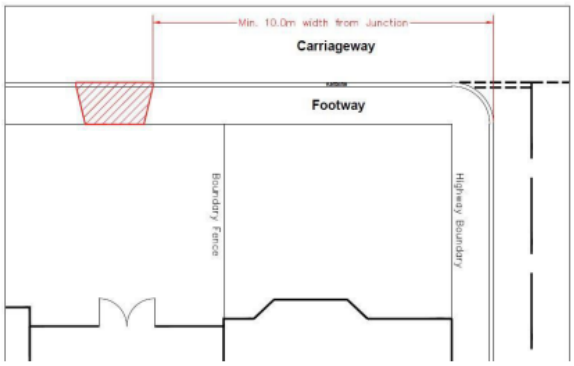
I can advise that the Assistant Area Highways Manager has advised that a vehicle crossover at this point would not be permitted due to their policy on accesses being sited a minimum of 10m from a junction, please see the below excerpt from the WSCC VCO Guidance Criteria, a link has been provided below to the full document also, for your information. Should the applicant have additional questions regarding the VCO guidance or procedure, they are advised to contact the Area Highways Team Directly (01243 642105).

10. Distance from road junctions

If the location of the proposed crossing is closer than 10m to a busy road junction it may create a significant hazard and the application will most likely be refused. This dimension may be increased to 15m on major roads or near very busy junctions.

If the property is situated directly on the junction of two roads, it will generally be safer to situate the access on the minor, side road. Accordingly, you may be asked to amend your proposals to comply with this requirement.

This requirement may be relaxed in very quiet roads and/or along the opposite kerb from the junction as visibility will not be impaired. This decision lies with WSCC and any decision on appeal is final.



https://www.westsussex.gov.uk/media/20290/vco_guidance_notes.pdf

The WSCC Service Delivery Manager has advised that the existing dropped kerb at this location was created as a pedestrian crossing, which links to the opposite side of Vale Drive. This crossing provides pedestrians a designated location to safely cross the highway at Vale Drive. The dropped crossing in its current format does not meet WSCC minimum widths for vehicular access and its use as such would likely incur damage to the kerbstones at this point.

The Local Highways Authority therefore advises that the applicant remove the proposed parking space fronting the property at this point and should either base this proposal on a nil parking provision or investigate alternative locations for providing vehicular access which meet the guidance as set out in the policy document above.

Please re-consult once the above has been actioned.

Jodie Wilkes
West Sussex County Council – Planning Services