

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC – Highways Authority
DATE:	22 April 2026
LOCATION:	52 Kingston Lane Shoreham-by-sea West Sussex BN43 6YB
SUBJECT:	AWDM/0181/26 Vehicle access with hardstanding
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 proposal is for the creation of a vehicular crossover (VCO) to serve 52 Kingston Lane. Kingston Lane is a C-classified residential road subject to a speed limit of 30mph.

The site does not currently benefit from a VCO or off-street parking. The plans do not clearly indicate the proposed width of the VCO. The applicant should be aware that a licence will be required for the VCO and must be constructed to a specification agreed with the Local Highways Engineer. The applicant should be aware that a licence is unlikely to be granted for a VCO wider than 6.4m due to existing on-street parking pressures. As such, the applicant may wish to revise the proposed VCO width.

The driveway is to be constructed from gravel and will enable parking for three vehicles on the site frontage. This may result in material being dispersed onto the public highway affecting the surface of the road. The applicant should provide a gravel trap or area of block paving, or other bound material, at the point of access onto Kingston Lane (on land within the applicant's control; not within the publicly maintained highway). Details of the proposed access can be secured via condition.

Vehicular visibility at the proposed access onto Kingston Lane appears sufficient for the anticipated road speeds. Furthermore, visibility splays are maintainable wholly within the highway boundary. Kingston has good forward visibility and the presence of on-street parking means that vehicles are not anticipated to be exceeding the posted speed limit. An inspection of data supplied to WSCC by Sussex Police over a period of the last five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the addition of a VCO in this location would exacerbate an existing safety concern.

A turn on site would be preferable although clearly there is insufficient space on site to accommodate this. Neighbouring properties have similar arrangements and are operating without evidence of highway safety concern.

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 condition and informative should be applied:

Condition

Access

No development shall be first occupied until the vehicular access serving the development has been constructed to a maximum width of 6.4m (including a bound material from the back edge of the Highway

boundary to prevent gravel overspill) in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

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/>

Nicola Elliott

West Sussex County Council – Planning Services