WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Finlay Gardner
FROM:	WSCC – Highways Authority
DATE:	3 December 2024
LOCATION:	Heslington House 56 Richmond Road Worthing West Sussex
SUBJECT:	AWDM/1445/24 Listed Building Consent for Proposed 2no. cast metal gates to replace current (non orginal) timber gates the West (electric sliding) and South boundaries
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.

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

Summary
The proposal seeks permission to replace the existing timber gates with cast metal gates at both the western access onto Victoria Road and southern access onto Richmond Road (A259). The principle of gates at these accesses is well established through the presence of the existing timber gates at this property for several years, therefore the Local Highways Authority would raise no severe highways safety concerns to this proposal.

Western Gated Access
The proposal seeks to install automatic gates at the western access point onto Victoria Road, as this will serve the greater number of residents/ anticipated movements. The proposed gates are operated on a sliding mechanism therefore will have no impact on available space within the site nor obstruction of the publicly maintained highway whilst it is in operation. The applicant should ensure that any mechanisms for the working of this gate do not overlap or obstruct the publicly maintained highway at this point.

Southern Gated Access
The Southern Gated access will not be an automated arrangement. The LHA is aware that this has been previously agreed by the LPA alongside separate planning applications, however it is considered that there would be benefit in the applicant considering automated gates at this access point, ensuring the free flow of traffic along the A259. The Local Highways Authority do consider also that this is an existing gated access point and that there have been no highways safety concerns with its use. The changes in the material of the gates would not be considered to cause a highways safety concern.

Conclusion
The Local Highway Authority does not consider that the 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 115), and that there are no transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services