

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Giles Holbrook
FROM:	Highways, WSCC
DATE:	12/06/2026
LOCATION:	Former Mannings, Surry Street, Shoreham-By-Sea, BN43 6RP
SUBJECT:	AWDM/0617/26 Approval of Details Reserved by Condition 8 (Highway and Access Matters (gate)) of approved application AWDM/1281/19.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) in regards to the approval of details reserved by Condition 8 of approved application AWDM/1281/19. For context, the LHA was a consultee for application AWDM/1281/19, raising no objections.

Condition 8 – Access Gate

"No gate to the rear vehicle parking area from the side service road leading westward from Surry Street shall be positioned closer than 4 metres from edge of the metalled surface of the service road and shall not be opened outwards (towards the service road). Details of any secure entry system shall first be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details thereby approved and permanently maintained and retained thereafter."

The submitted plans demonstrate that the vehicle/pedestrian access gates will be set back 5.53m from the service road, which is sufficient space for a private car to be fully removed from the service road whilst the gates are in operation. The gates will be fob activated, and open inwards of the site.

In summary, the LHA are satisfied with the details provided in regards to Condition 8.

Kyran Schneider
West Sussex County Council – Planning Services