

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC – Highways Authority
DATE:	17 May 2026
LOCATION:	8 Fishermans Walk Shoreham-By-Sea BN43 5LW
SUBJECT:	AWDM/1591/25 Demolition of garage and construction of a 2 storey, 3 bedroom attached house.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on full planning application AWDM/1591/25 for highway safety and capacity considerations. The application is supported by a Planning Statement (PS) and associated plans.

Background and Site Context

The site is located along Fishermans Walk, at the end of D class no-through road, subject to a speed limit of 30mph. The proposals are for the demolition of an existing double garage and the construction of a 2 storey, 3 bedroom attached dwelling (Class C3) to the north of the existing row of terraced houses in Fishermans Walk. The site had permission for a similar proposal under application ref: AWDM/1868/17 which has now lapsed.

Currently, there is a dropped kerb along the north, curved edge of the pavement for access to off street parking for No. 8 Fishermans Walk. This will be retained to allow access to off-road parking for the proposed new dwelling.

Access and Parking

The proposed plans show 2 nos. parking spaces that both meet the specification stated in Manual for Streets (MfS) of 2.4m x 4.8m as a minimum. From an inspection of data supplied by Sussex Police there have been no recorded injury accidents in the vicinity of the site, within the past 5 years. There is no evidence that this access or similar neighbouring accesses have been operating unsafely, therefore we do not foresee any issues with retaining this access to serve the proposed dwelling. The access way to the new dwelling is planned to be constructed with shingle, retained within a geo-grid membrane. This is an acceptable material as the membrane reduces the loss of shingle to the highway.

Based on two spaces being allocated to the new dwelling this meets with what the WSCC car parking demand calculator would envision for a development of this size and location.

Sustainability

There is a pedestrian link to Brighton Road which supports a cycle route and bus stop providing onward routes to further public transport links and amenities. The LHA advise that secure and covered bicycle parking is provided to further promote sustainable modes of transport. Details of this can be secured via condition.

Conclusion

The Highway Authority do 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 (NPPF), paragraphs 114 -117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) mind to approve the application, the following conditions should be applied:

CONDITIONS

Vehicle Parking

No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide adequate on-site car parking space for the development.

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 submitted to and approved by the LPA.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction Plant and Materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractor's vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

INFORMATIVES

Works within the Highway – Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The

Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

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West Sussex County Council – Planning Services