

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	07/05/2026
LOCATION:	28 St Richards Road, Southwick, BN41 1PA
SUBJECT:	AWDM/0459/26 Proposed new two storey house attached to no.28 with dormer to rear. New boundary wall. Removal of vehicle crossover.
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed erection of a two-storey house, new boundary wall and removal of vehicle crossover. The site is located on St Richards Road, an unclassified road subject to a speed restriction of 30 mph.

For context, the LHA was previously consulted regarding highway matters for this site for similar application AWDM/1732/20 (*Demolition of existing garage outbuilding and erection of a new two storey house attached to no.28 with dormer to rear. New boundary wall. Removal of vehicle crossover*), of which no highway safety or capacity concerns were raised. The LPA permitted the application.

For the current application, the proposals appear not too dissimilar from those of the previously permitted application at this site. The proposed access closure works will be subject to a licence obtained from WSCC (I attach a relevant informative note below). Parking will have to be accommodated on-street – the LHA does not anticipate that this would give rise to a highway safety concern, though the LPA may wish to consider the potential amenity impacts. Weight is given to the sustainable site location, that is well accessible on-foot, by cycle and public transport, and the LHA would request that details of cycle parking provision be secured by condition.

In summary, 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

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 to be submitted to and approved by the Local Planning Authority.

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

Informative

Works within the Highway (Access Closure) – Area Office 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 relevant Area Highway Manager (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.

Kyran Schneider

West Sussex County Council – Planning Services