

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Silvie Steiningerova
FROM:	WSCC – Highways Authority
DATE:	6 November 2025
LOCATION:	Yew Tree Cottage 11 Ferring Street Worthing BN12 5HL
SUBJECT:	FG/136/25/L Listed building consent to form a new vehicular access following the removal of gate and demolition of wall. (This application may affect the character and appearance of the Ferring Conservation Area).
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 application is for Listed building consent to form a new vehicular access following the removal of gate and demolition of wall. The site is located on Ferring Street, a one-way un-classified road subject to a speed limit of 30mph.

The proposed vehicular crossover is demonstrated on the plans as 2.3m wide at the carriageway edge. The applicant should be aware that the VCO works would be subject to a licence from the WSCC Area Engineer and must be constructed to a specification agreed with them - the minimum VCO width is 4.5m (including transitional kerbstones). Details of the proposed access width and geometry can be dealt with via condition.

The LHA would not raise any highway safety concerns to a proposed VCO in this location – as Ferring Street is one-way, visibility appears to be sufficient for the anticipated road speeds in this location.

The plans indicate that the proposed aperture in the flint wall will be 2.4m in width. Swept path tracking has not been provided to demonstrate that a vehicle could manoeuvre into the proposed parking area in one movement.

The LHA consider that a wider gap within the wall would provide a more practical access width for a vehicle and reduce the opportunity for vehicles to collide with the wall. However, the LHA consider that the aperture, as proposed, is sufficiently wide enough to fit a vehicle; although it may require a vehicle to move into a suitable position within the carriageway to carry out the manoeuvre, or to conduct a multi-point manoeuvre if not aligned properly on approach. The LHA would not raise any highway safety objection to the proposal on the basis of the site aperture width, given the nature of Ferring Street, with good forward visibility – it is considered likely that oncoming vehicles would have sufficient time to react to a vehicle manoeuvring within the carriageway.

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 conditions and informative should be applied:

Access (details required, access provided prior to first occupation)

The use of the parking area shall not commence until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety

Car parking space (details approved)

The use of the vehicular access shall not commence until such time as the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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

Please could the attached response be distributed to the relevant case officer.

Regards

Nicola Elliott

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to
[REDACTED] but the responding officer can be contacted directly via
email if there are any questions relating to this response.

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