

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council - FAO: HARRY CHALK
FROM:	WSCC – Highways Authority
DATE:	10 October 2025
LOCATION:	Land at London Road and Land West of and adjoining Anne Howard Gardens Arundel
SUBJECT:	AB/122/25/OUT Outline application with all matters reserved except access for the erection of up to 6 No dwellings with associated access, parking and landscaping. This application affects the setting of listed buildings, affects the character and appearance of the Arundel Conservation Area and is a Departure from the Development Plan.
DATE OF SITE VISIT:	10 October 2025
RECOMMENDATION:	More Information

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on proposals for 6 x dwellings and associated works on land west of Anne Howard Gardens. The application is outline with matters of access only sought for approval. The application is supported by a Transport Statement (TS).

Site Context / Accessibility

Anne Howard Gardens is privately maintained. The nearest public highway is at junction with London Road ('C' class, subject to 20mph). London Road features footway which leads in to Anne Howard Gardens. Footway connects to Arundel High Street, with a range of retail/amenities, is within 10-minute walk of the site. Side road crossings along this route generally feature dropped kerb with no tactile paving. The applicant should consider improving the accessibility credentials of the development by proposing improvement to pedestrian infrastructure on desire line – for example tactile paving at existing dropped kerb crossing Mount Pleasant.

The revised layout proposes that off-street parking be provided for the existing and proposed dwellings.

Nearest bus stop is 150m south on London Road with a limited service between Worthing and Alfold. Norfolk Arms bus stops (c. 685m east) provide more regular services including between Arundel, Lancing and Shoreham and Arundel and Chichester. It is understood that DRT WSCC Book a Bus service is also available for routes outside of existing public transport routes. Arundel Train Station is c. 22-minute walk (1 mile) and features secure cycle parking. It is therefore considered there are a range of amenities and sustainable/active transport options within suitable walking/cycling distance of the site.

Access

Visibility from Anne Howard Gardens to London Road meets required 2.4m x 25m as per Manual for Streets guidance for 20mph speed restriction. The change to national speed limit (60mph) on London Road starts just north of junction with Anne Howard Gardens. However, WSCC extent of highway boundary mapping shows sufficient visibility for anticipated vehicle speeds.

LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There has been a recorded injury incident nearby on Mount Pleasant. However, from an inspection of incident data it is clear that this was not due to any defect with the junction or road layout.

Vehicle and pedestrian access will be from Anne Howard Gardens as existing with the cul-de-sac acting as shared surface which is appropriate for the anticipated vehicle speeds and volumes. A formalised turning head is also proposed to allow refuse, fire and car vehicle turning area demonstrated as achievable via swept path tracking. TS states a preference for the road to become adopted for which a s38 application would be required. Currently the road is privately maintained thus any works within it

would not require licence/technical approval from WSCC. However, the site visit revealed that the existing footway which wraps around southern side of access and is within publicly maintained highway does not include a suitable transition to the shared surface arrangement on Anne Howard Gardens. It was also observed that the carriageway width did not allow for two-way vehicle movement however vehicle speeds and volumes are anticipated to be low. Ideally the applicant should propose a transition from the full height footway/kerb to the carriageway (section which is in public highway and would require minor works licence) and confirm whether the road will be proposed for adoption. These improvements would help provide *safe and suitable access for all* (National Planning Policy Framework).

Trip Generation

TRICs estimates 3 x vehicle movements in AM and PM peaks respectively which is not anticipated to result in an operational capacity concern on nearby road network.

Parking and Internal Layout (Reserved Matters)

The dwellings are likely to be 2-bed which under Arun SPD Parking Standards would require 2 spaces per dwelling which is shown (plus 2 x spaces per existing dwelling). 2 x visitor bays are also proposed which meets with requirement for 20% of total number of residential units (6 x existing + 6 x proposed). Cycle parking should be provided in line with Arun SPD –and full details would be expected at reserved matters stage.

CONCLUSION

Whilst the principle of the application is not anticipated top result in highway safety or capacity concern, the LHA request that the applicant consider providing tactile paving improvements (potentially Mount Pleasant) and confirm with certainty whether Anne Howard Gardens will be proposed for adoption, as well as exploring improvement to the existing full height footway where it transitions to shared surface.

Katie Kurek
West Sussex County Council – Planning Services

From: Nicola Oktay on behalf of Planning.Responses
Sent: 13 October 2025 10:45
To: Planning Scanning
Subject: FW: Response To Application Number AB/122/25/OUT at Land at London Road and
Attachments: Response_AB-122-25-1.pdf

WSCC Highways response

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From: Katie Kurek [REDACTED]
Sent: 10 October 2025 19:02
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Subject: Response To Application Number AB/122/25/OUT at Land at London Road and

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