

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                            |                                                                                                                                                            |
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| <b>TO:</b>                 | Arun District Council<br>FAO: Hebe Smith                                                                                                                   |
| <b>FROM:</b>               | Highways, WSCC                                                                                                                                             |
| <b>DATE:</b>               | 11/08/2026                                                                                                                                                 |
| <b>LOCATION:</b>           | The Grange, Westergate Street, Westergate, PO20 3SQ                                                                                                        |
| <b>SUBJECT:</b>            | AL/52/26/PL<br>Removal of mobile home and replacement with 1 No. self-build dwelling and associated works. This application is in CIL Zone 1 (Zero Rated). |
| <b>DATE OF SITE VISIT:</b> | N/A                                                                                                                                                        |
| <b>RECOMMENDATION:</b>     | Advice                                                                                                                                                     |

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

### Summary and Context

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed removal of a mobile home and replacement with one self-build dwelling. The site is located off Westergate Street, an A-classified road subject to a speed restriction of 30 mph.

The proposals are an alternative to planning permission AL/150/22/PL (*Removal of mobile home and replacement with 1no. dwellinghouse*), of which the LHA was also a consultee for, raising no highway safety or capacity concerns.

### Content

Access arrangements are as per the previously approved application at this site, utilising the existing vehicle access point on Westergate Street. A private access road links the maintained highway to the application site. The proposed development is not anticipated to give rise to a material intensification of use of this vehicle access.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions attributed to road layout within the vicinity of the access. Therefore, there is no evidence to suggest the existing access has been operating unsafely, or that the proposals would exacerbate an existing safety concern.

Regarding parking, a driveway with space for at least three cars is proposed, along with a detached double-bay garage. The proposed parking provision would be in accordance with Arun Parking Standards for a dwelling of this size and location. On-site turning appears achievable, allowing cars to exit the site in a forward gear. Swept path tracking has also demonstrated that a refuse vehicle/fire appliance can service the site and exit in a forward gear.

The site is situated in a location considered sustainable, this being within walking/cycle distance of local services, amenities and public transport connections. Cycling is a viable option in the local area, and provision for secure cycle storage can be accommodated within the proposed garage.

### Conclusion

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 should be applied:

#### *Car parking space (details approved)*

No part of the development shall be first occupied until 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

**Kyran Schneider**

**West Sussex County Council – Planning Services**

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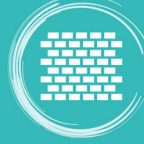
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Please could the attached response be distributed to the relevant case officer.

Regards

Kyran Schneider

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