

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSSC – Highways Authority
DATE:	3 June 2026
LOCATION:	Roundstone Farm Littlehampton Road Ferring BN12 6PW
SUBJECT:	A/53/26/PL Change of use of buildings and canopies from shop and cafe to a flexible use of agriculture or Class E c) (iii) any other services which is appropriate to provide in a commercial, service and business locality, e) medical services and f) non residential creche uses. This application is in CIL Zone 3 (Zero Rated) as other development.
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 the change of use of buildings and canopies from shop and cafe to a flexible use of agriculture or Class E c) (iii) any other services which is appropriate to provide in a commercial, service and business locality, e) medical services and f) non residential creche uses. The site is located on Littlehampton Road, an A-classified road subject to a speed limit of 50mph.

The site is currently accessed via an existing bell mouth access which serves the existing E class and agricultural use of the site. No alterations to the access are proposed. Visibility at the existing access appears sufficient for the anticipated road speeds in this location. An inspection of collision data provided by Sussex Police over the past five years has revealed that one collision has occurred within vicinity of the site, however, this was not due to the road layout. The proposed use of the site for agricultural or E class uses is not considered to result in a material intensification in use of the existing access over the potential of the existing use of the site.

There appears to be sufficient space on site for a number of vehicles to park for either an agricultural or E class use, or mixture of uses; and sufficient space on site for vehicles to turn on site and exit onto the public highway in a forward gear.

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.

Nicola Elliott
West Sussex County Council – Planning Services

PL- Consultation- WSCC Highways response

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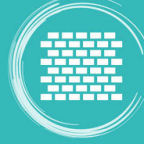
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Please could the attached response be distributed to the relevant case officer.

Regards

Nicola Elliott

Please do not reply directly to this email.

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