

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC – Highways Authority
DATE:	10 October 2025
LOCATION:	Land at Heath Place Bersted PO22 9SL
SUBJECT:	BE/112/25/OUT Outline application with some matters reserved (except access, layout and scale) for 3 No class E light industrial units and associated landscaping. This application is in CIL Zone 4 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

The proposal above has been considered by WSCC as the County Highway Authority. No objection is raised subject to any conditions attached.

The proposal to create 3370sqm of light industrial units on land at Heath Place has been assessed to ensure it provides a safe access, and parking to accommodate the expected trip demand.

Access

Access into Heath Place is taken from Ash Grove a 30mph 'C' classified road. The access is wide accommodating two-way entry and exit, and good visibility is observed in both directions. Heath place is also part of the maintainable public highway and is a 'D' classified road with a 30mph speed limit.

The new units will be accessible from Heath Place via a private road which will lead into a parking courtyard providing parking for 28 cars.

Parking Strategy, Cycle Parking and Disabled Parking

Arun Supplementary planning document has been consulted, and this sets out the parking standard for B2 general industrial use as follows:

134 parking spaces will be provided for the use. Parking for the units will be located on the ground floor of each unit and in a central courtyard, as follows:

Building 1

2 disabled spaces/ 44 spaces

Building 2

2 disabled spaces/ 28 spaces

Building 3

2 disabled spaces/ 28 spaces

Courtyard

In addition to the above there will be a courtyard parking area central to the site providing 28 spaces.

All spaces should be created in line with recommended dimensions of 2.4m x 4.8m, with additional room around the edges for disabled spaces.

The number of spaces has been checked under the Arun District Council Supplementary Planning Document (SPD) and based on a floor area of 3370sqm the standards suggest parking for 84 cars is required, and 17 cycle spaces for staff and 7 for visitors. Therefore, whilst the number of parking spaces is over the recommended amount, WSCC are able to apply a 10% increase which could see an additional 8 or 9 spaces which would bring the expected number to 93 spaces.

WSCC would ask the applicant to provide evidence to show why the number of spaces (134) is required. Does the end user need more parking due to the nature of the proposed occupiers?

Considering the local area the site is only accessible from one access and parking on Heath Place and Ash Grove is unrestricted so it would be beneficial for the site to be able to keep its parking within the confines of the development which it would still safely be able to do with the current parking proposals.

Site layout Plan

The submitted site layout plan shows how vehicles will be able to circulate around a central parking courtyard. Access to all three parking areas under each unit is also taken from a two-way access point. WSCC are satisfied with the layout.

Sustainability

The site is located approx. 200m from bus stops on Ash Grove, and a good provision of pedestrian footways link the site to wider amenities such as Duran Road industrial area which also provides takeaway food options, and slightly further afield is Arun Retail Park.

Travel Plan Statement

WSCC would expect the applicant to submit a Travel Plan Statement to the LPA for approval. This is to support and encourage sustainable and active travel. The fee of £1,695 is a requirement of any submitted travel plan to cover the additional resource implications and costs of assessing and auditing the TPS through the lifetime of the plan and its 5-year monitoring period.

WSCC would expect to see this included in a S106 agreement, or Unilateral undertaking whichever is preferred to ensure the plan can be enacted.

Alison Meeus
West Sussex County Council – Planning Services

CONSTRUCTION

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

From: Nicola Oktay on behalf of Planning.Responses
Sent: 13 October 2025 09:48
To: Planning Scanning
Subject: FW: Response To Application Number BE/112/25/OUT at Land at Heath Place Bersted PO22 9SL
Attachments: Response_BE-112-25-1.pdf

WSSC Highways response

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Our priorities...



From: [REDACTED]
Sent: 10 October 2025 12:27
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number BE/112/25/OUT at Land at Heath Place Bersted PO22 9SL

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

Regards

Alison Meeus

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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