

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Miss K Welch
FROM:	WSCC – Highways Authority
DATE:	16 May 2025
LOCATION:	Rigates Climping Street Climping BN17 5RQ
SUBJECT:	CM/12/25/PL Demolition existing buildings and erection of 1 No. self / custom build dwelling and garage with associated landscaping. This application may affect the setting of a listed building, is in CIL zone 5 and is CIL liable as a new dwelling.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary

The site is accessed via Climping Street, a D classified road subject to 20mph speed restrictions at the point of access. An established access onto Climping Street currently serves Rigates (Home Farm) and the existing buildings. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the access point to suggest that there are any existing concerns or defects with the junction or highway at this point.

Access and Parking

The three buildings subject of this application has served for some time as a three-bed flat, miscellaneous storage and office space. Three parking spaces have been allocated for this historic use and have been outlined as retained to serve the proposed dwelling. From observation of the submitted plans, there appears ample space for additional visitor and ad-hoc parking within the frontage. There is also sufficient space to perform a turn on site to egress onto Climping Street in a forward gear. Based upon the above information it is considered that there is already the principle of a residential property with vehicle access at this location and that vehicular movements would not be anticipated to materially differ over that which could currently be generated.

I have consulted the WSCC Parking Demand Calculator which identifies that the 3 parking spaces as proposed would be anticipated to satisfy the likely demand.

No changes are to be made to the existing site access onto Climping Street, where currently visibility is considered sufficient for the use.

Sustainability

In terms of sustainability, there is a bus service operating on the A259 to the north which offers regular routes to Chichester and Littlehampton. Climping Street is not serviced with street lit and linking footways to the A259 however. Currently, the A259 may only be desirable for more confident and competent cyclists due to the busy nature and faster road speeds. The A259 is however served with footways at this point and the LHA is aware of a highway scheme to improve several of the footways and cycle routes along the A259 –

notably at the Oystercatcher Junction. This may assist in making walking and cycling a more desirable option for residents.

Should the LPA deem it a reasonable request, the applicant should provide a secure and covered cycle parking provision, to support sustainable alternatives to the use of a car.

Conclusion

The Local Highway Authority does not consider that the 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.

Conditions

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

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Jodie Wilkes




West Sussex County Council – Planning Services

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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Sent: 16 May 2025 14:28

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Response To Application Number CM/12/25/PL at Rigates Climping Street Climping BN17 5RQ

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

Regards

Jodie Wilkes

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