

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hebe Smith
FROM:	Highways, WSCC
DATE:	01/10/2026
LOCATION:	Rigates, Climping Street, Climping, BN17 5RQ
SUBJECT:	CM/26/26/PL Subdivision of an existing dwelling to create 2 No. semi-detached dwellings, construction of a new access, 2 No. residential garages and associated infrastructure. This application is a Departure from the Development Plan and may affect the setting of a listed building. Is in CIL Zone 5 and is CIL liable as new dwellings.
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.

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 subdivision of an existing dwelling to form two semi-detached dwellings, with new vehicle access, garages and associated infrastructure. The site is located on Climping Street, an unclassified road subject to a speed restriction of 20 mph.

For context, the LHA was previously consulted regarding highway matters for this site for similar application CM/6/26/PL (*Subdivision of an existing dwelling to create two semi-detached dwellings, construction of a new access, two residential garages and associated infrastructure*), of which no highway safety or capacity concerns were raised. This application was withdrawn.

Content

A new shared vehicle access point on Climping Street is proposed. The proposed access works will be subject to a licence obtained from WSCC and constructed to a specification agreed with a WSCC Highway Area Engineer – I attach a relevant informative note below.

Visibility for the proposed access has been demonstrated, though the full length of the splays has not. However, it would appear from WSCC mapping that splays of 2.4m x 25m should be achievable, as per Manual for Streets (MfS) parameters for a 20mph speed restriction. The LPA should condition visibility to be secured, so that the splays are maintained in perpetuity.

Regarding vehicle parking, both dwellings look to be provided with ample off-street parking provision in accordance with Arun Parking Standards. On-site turning appears achievable allowing cars to exit in a forward gear. Sufficient space for the storage of bicycles is also exhibited.

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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition and informative should be applied:

Condition

Visibility (details required)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 25 metres have been provided at the proposed site vehicular access onto Climping Street in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Kyran Schneider
West Sussex County Council – Planning Services

[REDACTED]

From: Daun Johnson on behalf of Planning.Responses
Sent: 01 October 2026 15:34
To: Planning Scanning
Subject: FW: Response To Application Number CM/26/26/PL at Rigates Climping StreetLittlehamptonBN17 5RQ
Attachments: Response_CM-26-26-1.pdf

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



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

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



From: [REDACTED]
Sent: 01 October 2026 14:15
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number CM/26/26/PL at Rigates Climping StreetLittlehamptonBN17 5RQ

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

Regards

Kyran Schneider

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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