

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Silvie Steiningerova
FROM:	Highways, WSCC
DATE:	20/11/2025
LOCATION:	2 Rose Cottages, Climping Street, Climping, BN17 5RH
SUBJECT:	CM/29/25/HH Part single, part two storey side and single storey rear extensions and creation of a drive, following demolition of existing extensions. This application may affect the setting of a Grade II Listed Building.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

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

This application seeks the erection of part single, part two-storey side and single-storey rear extensions and creation of a driveway, following demolition of existing extensions. The site is located on Climping Street, an unclassified road subject to a speed restriction of 20 mph in this location.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for similar application CM/45/24/HH (*Part single, part two storey side and single storey rear extensions. Creation of a drive following demolition of existing extensions*), of which no highway safety or capacity concerns were raised. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

For the current submission, a new vehicular access point is proposed on Climping Street, to facilitate access to a new drive providing two off-street car parking spaces. The proposed access works will be subject to a vehicle crossover (VCO) licence obtained through the local WSCC Highway Area Office and constructed to a specification agreed with the local WSCC Highway Area Engineer.

Visibility splays of 2m x 25m have been demonstrated in accordance with Manual for Streets (MfS) parameters for a 20 mph speed restriction. The LHA request that visibility be secured by condition, to ensure suitable visibility is maintained in perpetuity.

The proposed drive appears of suitable size to accommodate two off-street car parking spaces. On-site turning does not appear achievable, so vehicles may have to exit in a reverse gear – however, this would not be anticipated to give rise to an adverse highway safety impact, owing to sufficient demonstrated vehicular visibility and that Climping Street benefits from good forward visibility in this location.

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 and informative should be applied:

Condition

Visibility (details approved)

No part of the development shall be first occupied until visibility splays of 2 metres by 25 metres have been provided at the proposed site vehicular access onto Climping Street in accordance with the approved planning drawings. 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

WSSC Highways response



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

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<https://www1.arun.gov.uk/planning-application-finder>



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From: [Redacted]
Sent: 20 November 2025 11:30
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number CM/29/25/HH at 2 Rose Cottages Climping Street Climping BN17 5RH

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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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