

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSSC – Highways Authority
DATE:	16 October 2025
LOCATION:	Land South East of St Marys C of E Primary School Crookthorn Lane Climping
SUBJECT:	CM/34/25/PL Relocation of visitor facilities including car parking, toilets, cafe and ancillary development. This application is a Departure from the Development Plan, may affect the setting of listed buildings and is in CIL Zone 5 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

WSSC as the County Highway Authority (CHA) has considered the above proposal to relocate the existing visitor facilities at Climping Beach. WSSC raise no objection subject to any conditions attached.

The proposed location of the new car park, café and toilets will be created from Crookthorne Lane a 'D' classified road with a 30mph speed limit. Details regarding this access are limited.

WSSC would advise visibility splays should be provided in line with the speed of the road at 2.4m x 43m in both directions. We would also recommend the access is wide enough to accommodate two vehicles to avoid waiting in the highway therefore a width of 4.8m would be accepted.

A gate will also be provided, and this should be set back 5m from the edge of the carriageway as per manual for streets guidance.

Car parking for the use has been provided with 130 spaces. The previous car park was large enough to accommodate 300 vehicles, so the new car park provides half the original parking however given the size of the café and the facilities this new location 130 spaces seems realistic.

WSSC has consulted the Arun district council SPD and considered this in line with the use class which would be sui generis and E (b) for the café element. The expected parking demand would be 1 space per 5sqm which would equate to 30 spaces for the café however as this is also a visitor attraction the additional 100 spaces would cater for people visiting for walks to the beach or to use the picnic area.

Whilst no longer a planning matter WSSC welcome the inclusion of EVC points. Cycle hoops will also be provided to encourage staff of which there will be 10 members to travel sustainably and provide a space for cyclists who are passing by or visiting. The site links well into the existing cycle infrastructure on the A259 and the on carriageway signed route on Crookthorne Lane leading to the bridge over the River Arun.

Arun SPD recommends 2 spaces for staff and 6 for visitors based on the café sqm. However more should also be provided for visitors however this number cant be specified and will likely require a minimum number of 10 hoops (20 spaces) as a starting point, with space to add further hoops if required.

The proposal will also have community benefits as the school can use the car park in the mornings and at drop off times to alleviate the parking issues currently experienced by the school.

In summary WSCC raise no objection to the proposal, we would advise the applicant to provide a construction management plan to the LPA for approval to ensure the construction traffic is management especially around school drop off and pick up times.

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.

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

Regards

Alison Meeus

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to

██ but the responding officer can be contacted directly via email if there are any questions relating to this response.

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