

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                            |                                                                                                                                                                                                                                                                 |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                 | Arun District Council<br>FAO: Hebe Smith                                                                                                                                                                                                                        |
| <b>FROM:</b>               | WSCC – Highways Authority                                                                                                                                                                                                                                       |
| <b>DATE:</b>               | 28 April 2026                                                                                                                                                                                                                                                   |
| <b>LOCATION:</b>           | Rigates<br>Climping Street<br>Littlehampton<br>BN17 5RQ                                                                                                                                                                                                         |
| <b>SUBJECT:</b>            | CM/4/26/PL<br>Subdivision of an existing dwelling to create two semi-detached dwellings, construction of a new access, two residential garages and associated infrastructure. This application is in CIL Zone 3 and may affect the setting of listed buildings. |
| <b>DATE OF SITE VISIT:</b> | n/a                                                                                                                                                                                                                                                             |
| <b>RECOMMENDATION:</b>     | Advice                                                                                                                                                                                                                                                          |

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

The proposed access has been demonstrated with visibility splays included. The splays however have been drawn incorrectly and do not show the full extent of the achievable visibility. The Local Highway Authority has conducted an in-house investigation on achievable visibility, and it would appear that the required 2.4m x 25m for a 20mph road is obtainable. The splays should be kept clear of obstructions over 0.6m in height and be drawn to the nearside edge of the carriageway. The LPA should however condition visibility splays to be provided to ensure that this is kept available for residents in perpetuity. The access appears sufficient to serve the two dwellings given that it is a lightly trafficked and low speed route. The existing access will be retained to serve the Old Butchers Flat to the south east.

Any new vehicular access onto publicly maintained highway is subject to a license obtainable from WSCC Highways Authority. No works can be commenced on the highway prior to the license being obtained. 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.

The applicant is encouraged to ensure that their access proposals align with the WSCC guidance in the link at the bottom of this report.

### Parking

The WSCC Car parking calculator outlines that for 2 dwellings of 4+ bedrooms, 3 spaces each would be sufficient. From observation of the plans, there is ample space provided

within the site to accommodate this on the associated hardstanding. Car ports have also been provided and are sufficiently sized to serve the proposal. This provision also adheres with the Arun parking standards.

#### 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.

#### *Visibility (details required)*

No part of the development shall be first occupied until visibility splays of 2.4 metres by 4.8 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*

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The applicant is encouraged to ensure that their access proposals align with the WSCC guidance, WSCC Vehicular Cross Over: Application Criteria guidance, which can be found at the following link:

[https://www.westsussex.gov.uk/media/20290/vco\\_guidance\\_notes.pdf](https://www.westsussex.gov.uk/media/20290/vco_guidance_notes.pdf)

**Jodie Wilkes**

**West Sussex County Council – Planning Services**

PL- Consultation- WSCC Highways response

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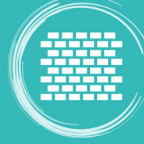
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Please could the attached response be distributed to the relevant case officer.

Regards

Jodie Wilkes

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