

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Harry Chalk
FROM:	WSCC – Highways Authority
DATE:	5 March 2026
LOCATION:	Eastlands Littlehampton Road Ferring BN12 6PB
SUBJECT:	FG/10/26/PL Change of use from equestrian to secure dog exercising and associated development. This application is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

This application seeks the change of use from equestrian paddocks to two secure dog walking fields. The site is located off the A259 Littlehampton Road, which is subject to 50mph speed restrictions in this location.

Access to the maintained highway network is at the existing established access to Littlehampton Road (eastbound). This access takes the form of a 20m wide bell mouth arrangement, which once inside, narrows to 7m before serving two garden nurseries. Approximately 220m north of this, along the privately maintained access track is the adjoining access into the proposal site. This access also serves the existing equine use, which is assumed to be retained on the remaining land within the applicant's ownership.

From inspection of local mapping, there are no apparent visibility concerns with the existing point of access onto Littlehampton Road.

Any works proposed to the privately maintained road will be subject to formal approval from the road's proprietor. Part of the access road is also maintained as Footway no. FEG/2138/2 the LPA should therefore seek comments from the area PROW inspector regarding the proposals.

The proposed dog walking fields will operate an appointment-based system, limited to a 55 or 25-minute session each. A 5-minute crossover period will be provided between each session to ensure minimal to no conflict between vehicles accessing the site. Should vehicles arrive to their booking early and outside of this 5minute window, there appears sufficient space within the 6.5m private access route for vehicles to wait, without causing nuisance to other users. The proposed use is not anticipated to generate a significant number of movements at the access to the publicly maintained highway, when considered against the existing uses that the access currently serves.

From inspection of the plans, the proposed parking areas appear suitably sized to accommodate two cars within each compound assigned to the paddocks. A reverse manoeuvre is likely to be performed either from the parking area to the access track or into the parking areas, however given the wide verges and low speeds anticipated here, this would not be considered a severe safety concern, and visitors would ultimately be able to egress onto the A259 in a forward gear.

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.

Jodie Wilkes
West Sussex County Council – Planning Services

From: Elaine Walby on behalf of Planning.Responses
Sent: 06 March 2026 10:11
To: Planning Scanning
Subject: FW: Response To Application Number FG/10/26/PL at Eastlands Littlehampton Road Ferring BN12 6PB
Attachments: Response_FG-10-26-1.pdf

PL- Consultation- WSCC Highways response

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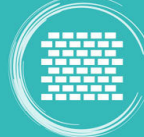
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From: [REDACTED]
Sent: 05 March 2026 19:37
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number FG/10/26/PL at Eastlands Littlehampton Road Ferring BN12 6PB

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

Regards

Jodie Wilkes

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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