

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Harry Chalk
FROM:	Highways, WSCC
DATE:	17/10/2025
LOCATION:	Units 2 & 3, Hillview Business Park, Littlehampton Road, Ferring, BN12 6PG
SUBJECT:	FG/130/25/PL Change of use of Units 2 and 3 from Class E to B2 (MOTs and motor servicing) (resubmission following FG/100/25/PL). This application is in CIL Zone 3 (Zero Rated) as other development.
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 change of use from Class E to Class B2 (MOTs and Motor Servicing). The site is located off Littlehampton Road, an A-classified road subject to a speed restriction of 50 mph in this location.

For context, WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for similar application FG/100/25/PL (*Change of use from Class E to Class B2 (Motor vehicle repairs)*), of which no highway safety or capacity concerns were raised. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

Access to the maintained highway network is at the existing access point on Littlehampton Road. A private internal access road links the maintained highway to the application site. No alterations are proposed to this existing access arrangement. The proposed change of use to B2 would not be anticipated to give rise to a significant material intensification of use when compared with the existing Class E.

From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Littlehampton Road. In addition, an inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access point is operating unsafely or that the proposals would exacerbate an existing safety concern.

The site benefits from existing hardstanding fronting the units, which appear of suitable size to accommodate appropriate vehicle parking and turning space to serve the proposed use.

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.

Kyran Schneider
West Sussex County Council – Planning Services

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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