

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hebe Smith
FROM:	WSCC – Highways Authority
DATE:	15 January 2026
LOCATION:	Land between 11A The Grove and 30 Brook Lane Ferring BN12 5HZ
SUBJECT:	FG/155/25/PL Erection of 1 No 1-bedroom self build house with associated parking & private outdoor amenity space. This application is in CIL Zone 4 and is CIL Liable as a new dwelling
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

This application is for the erection of a single 1-bedroom dwelling. The site is located off The Grove, a privately maintained road, consequently, these comments are for advice only. The nearest publicly maintained highway is at Ferringham Lane, approximately 200m to the east of the site. No alterations to the access onto the public highway are proposed. A new access to the site is proposed to provide off street parking, the applicant is advised to obtain formal consent from the proprietor of The Grove prior to carrying out the access works.

The plans demonstrate two parallel parking spaces for the proposed dwelling, which is anticipated to be sufficient for a dwelling of this size and location. Typically, a parallel parking space should be a minimum of 2.0 x 6.0m as set out in Manual for Streets, to allow manoeuvrability to and from the space. The provided spaces are 2.4 x 4.8m which may prove difficult for vehicles to manoeuvre; however, the LHA acknowledges that small vehicles could utilise these spaces. The LPA may wish to consider the amenity impacts of the proposed smaller spaces and whether this would impact upon on-street parking in this location.

The plans demonstrate cycle storage to encourage sustainable transport methods.

Conclusion

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 conditions and informative should be applied:

Conditions

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

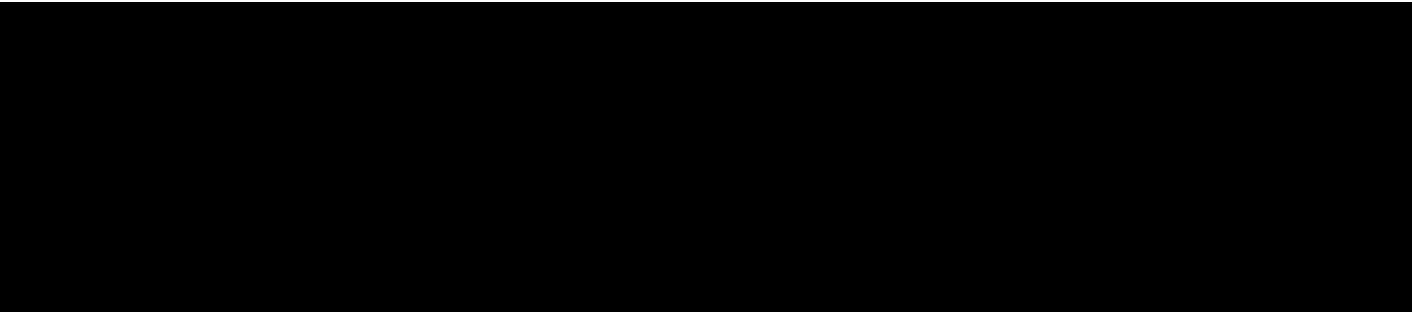
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

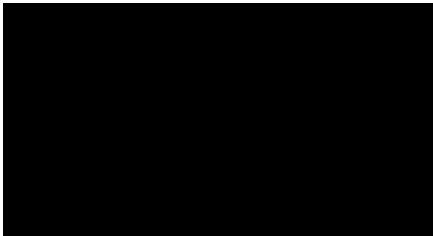
Informative:

The applicant is advised to obtain formal consent from the proprietor of The Grove prior to carrying out the access works.

Nicola Elliott
West Sussex County Council – Planning Services



PL- Consultation- WSCC highways response



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From: [REDACTED]

Sent: 15 January 2026 09:44

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Response To Application Number FG/155/25/PL at Land between 11A The Grove and 30 Brook Lane Ferring BN12 5HZ

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

Regards

Nicola Elliott

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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