

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Arun District Council FAO:Harry Chalk
<b>FROM:</b>	WSSC – Highways Authority
<b>DATE:</b>	3 March 2025
<b>LOCATION:</b>	Kivesborough Littlehampton Road Worthing BN12 6PN
<b>SUBJECT:</b>	FG/15/25/PL Subdivision of existing curtilage and erection of 3 No 3-bedroom dwellings (self build), retention of existing access and provision of landscaping (resubmission following FG/49/24/PL). This application affects a Public Right of Way and is in CIL Zone 4 and is CIL.
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	No Objection

The proposal above has been considered by WSSC as the County Highway Authority (CHA). No objection is raised subject to any conditions attached.

### Access and Location

Access to the property is taken from the public highway at Littlehampton Road, which has a 50mph speed limit. This access is also shared with the existing Ferring Nursery access, which operates as a left in/ left out only access.

The access is wide enough to accommodate two-way traffic and using our local mapping software has measured at approximately 4.4m in width. This access serves the Ferring Nursery which is open to the public and provides access for the existing residential dwellings of Huntley, Knivesborough, and Lynton.

At the Ferring Nursery entrance, the public highway terminates, but continues in an easterly direction and reduces in width to 1.5m providing a public footpath connection with Langbury Lane. To the west of the Ferring Nursery access an unmade footpath connection has also been created within the grass verge providing a footpath link into the ASDA superstore.

WSSC are satisfied the access from the public highway is safe for the use of the proposed residential dwellings.

Note to LPA: The LPA may wish to consider the access width from the car park to the dwellings. As this is within private land WSSC can only offer advice however we would recommend the access width here is 3.1m, as a minimum, to ensure it can be used by a refuse/fire appliance, and construction vehicles.

### Trips

The number of additional trips using the access daily would equate to approx. 15 trips, which adds an additional 2 trips to the morning and evening peak hours. In line with the

NPPF this would not create an unacceptable impact on highway safety, and the residual cumulative impacts on the road network would not be severe.

#### Swept Path diagrams.

SPA diagrams for a small refuse lorry and fire appliance have been submitted and confirm that these two vehicles can enter turn and exit the site in forward gear. As the site is accessible from the private car parking area of Ferring Nurseries access through the car park is not within the public highway and the private access road to reach these properties will need to be a minimum of 3.1m kerb edge to kerb edge for a fire appliance to gain access.

#### Car Parking/ EVC and Sustainable Transport

The development will provide 6 car parking spaces, as per Arun District Councils SPD on Parking. This equates to 2 spaces per dwelling, and 1 cycle space per dwelling. Spaces should be 2.4m x 4.8m in dimension or larger.

Electric vehicle charging must be provided for all dwellings.

Bus stops are in proximity of the site with a stop inside the ASDA superstore, and two located on either side of the road on Littlehampton Road. These can both be accessed on foot, with the assistance of a pedestrian crossing.

#### Public Rights of Way

Access to the PROW to the north of the site will be created by providing a lockable gate. The gate will be locked as a security measure due to the access it provides to the nursery site; however, the benefits of this access will mean residents wishing to walk to ASDA can use this public right of way, rather than walking through the nursery car park.

#### Summary

WSCC raise no objection to the proposals for the erection of 3 x 3 bedroom dwellings within the garden of Knivesborough. Access is taken from an existing access onto the public highway via a left in / left out arrangement, and WSCC raise no concerns with this access. A construction site set up plan should be provided prior to development commencing.

**Alison Meeus**  
**West Sussex County Council – Planning Services**

#### *Construction plant and materials (Site Set Up Plan)*

No development shall be commenced until such time as a site set up plan has been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

To register to receive notifications of planning applications in your area please go to  
<https://www1.arun.gov.uk/planning-application-finder>



**Our priorities...**

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
--	---	---	--	--

**Sent:** 03 March 2025 12:18

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

**Subject:** Response To Application Number FG/15/25/PL at Kivesborough Littlehampton Road Worthing BN12 6PN

**CAUTION:** This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

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

Regards

Alison Meeus

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.

---

**LEGAL DISCLAIMER**

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

---