

West Sussex County Council - Planning Consultation Response



To: Arun District Council

Date: 5 October 2026

FAO: Hebe Smith

From: WSCC - Highways Authority

LPA Reference: FG/51/26/PL

Location: Ferring Country Centre

Rife Way

Worthing

BN12 5JZ

Proposal: Extension to the car parking area and a new building containing retail floor space. This application affects a Public Right of Way and is in CIL Zone 5 (Zero Rated) as other development.

Date of Site Visit:

Recommendation: More Information

The Local Highway Authority (LHA) has reviewed the submitted Design and Access Statement, Construction Management Plan and proposed Parking Plan.

Proposal and Access

The application proposes the erection of a new single-storey ticket office/shop building with a gross internal floor area of approximately 144m² together with an extension to the existing car parking provision. The submitted information identifies 57 existing parking spaces and proposes an additional 39 car parking spaces, together with 10 motorcycle parking spaces and 7 accessible spaces. Vehicular access would continue to be taken from the existing access onto Rife Way, with no alterations proposed to the principal site access.

Parking and Internal Layout

The submitted Parking Plan identifies the proposed parking arrangement and internal circulation route. Standard parking spaces are indicated as approximately 2.4m × 4.8m with circulation aisles generally shown as a minimum of 6m. The plan also identifies accessible parking, cycle/motorcycle parking and EV charging provision. The LHA notes that the Design and Access Statement states that the additional parking is required to accommodate increasing visitor demand and that the additional provision will improve parking management and reduce congestion during peak visitor periods. However, no supporting information has been provided to demonstrate the existing parking demand or accumulation within the site, nor has evidence been provided to demonstrate the level of additional parking required. Given that the proposal also introduces additional retail floorspace and is intended to support the continued growth of the Country Centre, the LHA considers that further information should be provided regarding the existing and anticipated parking demand. The applicant should therefore provide details of existing parking utilisation, preferably through an appropriate parking accumulation survey undertaken during representative peak operating periods, together with an explanation of how the proposed level of parking provision has been derived.

Trip Generation

The Design and Access Statement describes the proposal as an enhancement of the existing use and states that it would not introduce a materially different land-use activity. Notwithstanding this, the application seeks additional retail floorspace and substantially increased parking capacity. No information has been submitted regarding existing or proposed visitor numbers or the likely effect of the development upon vehicle trip generation. The LHA therefore requests clarification regarding whether the proposal is anticipated to result in an increase in visitor numbers and vehicle movements. Where an increase is anticipated, the applicant should provide an appropriate assessment of the likely additional vehicle trips associated with the proposal and demonstrate that these can be safely accommodated by the existing access and surrounding highway network.

Pedestrian and Cycle Provision

The Design and Access Statement states that existing pedestrian circulation routes will continue to be used and that the development incorporates accessible parking, clear pedestrian routes and separation between vehicle and pedestrian movements where appropriate. The LHA notes that cycle/motorcycle parking is identified on the submitted Parking Plan. However, the plan appears to combine cycle and motorcycle parking within the same area and does not clearly identify the number of dedicated cycle parking spaces proposed. The applicant should clarify the level and form of secure cycle parking provision.

Construction

A Construction Management Plan has been submitted with the application. Construction traffic would utilise the existing Rife Way access and is anticipated to comprise primarily contractor vans, small rigid delivery vehicles, ready-mix concrete vehicles and occasional plant deliveries, with regular articulated vehicle movements not anticipated. The CMP confirms that contractor parking will be accommodated within the Country Centre site wherever possible and that parking on Rife Way and neighbouring accesses will be avoided. Deliveries will be coordinated, with vehicles prevented from waiting on the public highway and unloading undertaken within the site boundary, measures are also proposed to maintain visibility at the site access, prevent construction vehicles obstructing Rife Way and ensure mud or debris deposited on the highway is removed as necessary. The LHA is satisfied in principle with the construction management measures proposed.

Conclusion

Whilst the LHA has no objection in principle to the continued use of the existing vehicular access or to the construction management arrangements, further information is required before the highway impacts of the development can be fully assessed.

The applicant is requested to provide:

1. Evidence of existing parking demand/accumulation during representative peak periods and justification for the proposed level of additional parking.
2. Clarification of the anticipated change in visitor numbers and vehicle trip generation arising from the proposed development.
3. Clarification of the number and specification of dedicated secure cycle parking spaces proposed.

Upon receipt of the above information, the LHA will be able to provide further comments.

Emma Avis (Miss)

West Sussex County Council – Planning Services (Highways)

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Regards

Emma Avis

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