

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:
FROM:	WSCC – Highways Authority
DATE:	17 July 2026
LOCATION:	Kivesborough Littlehampton Road Worthing BN12 6PN
SUBJECT:	FG/54/26/PL Subdivision of existing curtilage and erection of 2 No 3-bedroom self build/custom build dwellings, retention of existing access and provision of landscaping (resubmission following FG/15/25/PL). This application affects a Public Right of Way and is in CIL Zone 4 and is CIL Liable as new dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

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

Previous planning application FG-49/24 for the creation of 3 residential dwellings on the same plot of land raised no objection. This is a smaller application for permission to create 2 dwellings, as such no objection is raised.

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.

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

Trips

The number of additional trips using the access daily would equate to approx. 10 trips, which adds an additional 1 trip to the morning and evening peak hour. 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 2 visitor spaces. Spaces should be 2.4m x 4.8m in dimension or larger. 1 cycle space per dwelling will be provided.

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 2 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 management plan should be provided prior to development commencing.

Alison Meeus

West Sussex County Council – Planning Services

PL- Consultation- WSCC Highways response



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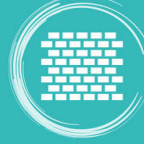
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Regards

Alison Meeus

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