

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Harry Chalk
FROM:	WSCC – Highways Authority
DATE:	10 October 2025
LOCATION:	Land east of 22 Davenport Road Felpham PO22 7JR
SUBJECT:	FP/139/25/PL Demolition of outbuilding and erection of 1 No self-build detached dwelling (resubmission following FP/52/24/PL). 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 demolition of outbuilding and erection of 1 detached dwelling. The site is located on Davenport Road, a privately maintained road, as such these comments are considered advice only. The nearest publicly maintained highway is Limmer Lane, a C-classified road subject to a speed limit of 20mph.

The LHA was consulted on an application at this site under ref: FP/52/24/PL for a 3 bedroom dwelling. The LHA did not raise any highway safety or capacity concerns; however, the application was withdrawn by the applicant.

This application has reduced the dwelling size to a 2-bedroom dwelling. The site will be accessed via the existing site access onto the private road and the existing parking area will be utilised, providing parking for two vehicles. This is considered a sufficient provision for a dwelling of this size and location. Separate parking provision for the existing dwelling will be retained.

The proposed dwelling should be provided with secure and covered cycle storage and this can be secured via condition.

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 should be applied:

Car parking space

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 plans and details to be submitted to and approved by the Local Planning Authority.

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

Nicola Elliott

West Sussex County Council – Planning Services

From: Nicola Oktay on behalf of Planning.Responses
Sent: 13 October 2025 09:26
To: Planning Scanning
Subject: FW: Response To Application Number FP/139/25/PL at Land east of 22 Davenport Road Felpham PO22 7JR
Attachments: Response_FP-139-25-1.pdf

WSCC Highways response

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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>



From: [REDACTED]
Sent: 10 October 2025 09:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number FP/139/25/PL at Land east of 22 Davenport Road Felpham PO22 7JR

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.

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.

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.
