

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hannah Kersley
FROM:	WSCC – Highways Authority
DATE:	6 August 2025
LOCATION:	Land west of Bridge Road Roundabout Littlehampton BN17 5DF
SUBJECT:	LU/124/25/RES Approval of reserved matters following outline consent LU/238/20/OUT for 60 No dwellings to include a multi-functional gym building. This application is a Departure from the Development Plan, may affect a public footpath, lies within the parish of Climping and is in CIL Zone 3 and is CIL Liable as new dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Modification

Background

WSCC in its role of Local Highway Authority (LHA) has been consulted on the above proposals for the internal layouts at the above site.

As context this application is for the reserved matters aspect of the proposals. In terms of planning history Outline Planning Consent (OPC) was granted on 26th July 2022, Ref: LU/238/20/OUT, to build up to 105 apartments and other uses. The reserved matters application seeks to overcome the current marker challenges with a proposal for 60 dwellings in lieu of 105 apartments.

Comments

The LHA has reviewed the TN submitted in support of this application and would provide the following comments:

- The proposals will utilise an existing servicing access onto the Bridge Road Roundabout. The access will be of sufficient width and geometry to accommodate all types of vehicles. It was agreed under the 2020 application that tactile pedestrian crossing points should be provided with an island to aid pedestrian accessibility, these would need to be demonstrated in more detail on the block plan.
- We would seek some further clarification on materials/various materials are areas to be raised or block work?
- Initially into the site there are no raised features to slow vehicle speeds
- Moving on from the above point the western section is very long, possible raised features or block work features could be incorporated.
- Swept path diagrams have been submitted demonstrating larger vehicles manoeuvring within the site, these all appear workable.
- Pedestrian facilities and connections are shown on drawing 030-SSA-S3RM-(MP.XX)-DR-A-003. This shows good accessibility for pedestrian and cycle movements. This provides a continuous route around the site. The footway south of the road named 'Saltings' does appear to end which may see pedestrians have

to access the site through the estate road, it is advised that the footway continues further to the east and connects to the cut through to the east.

Conclusion

The principle of the layout is acknowledged. The LHA would however seek some further clarity and detail on the points outlined above.

Jamie Brown
West Sussex County Council – Planning Services

From: Nicola Oktay on behalf of Planning.Responses
Sent: 07 August 2025 10:28
To: Planning Scanning
Subject: FW: Response To Application Number LU/124/25/RES at Land west of Bridge Road Roundabout Littlehampton BN17 5DF
Attachments: Response_LU-124-25-1(2).pdf

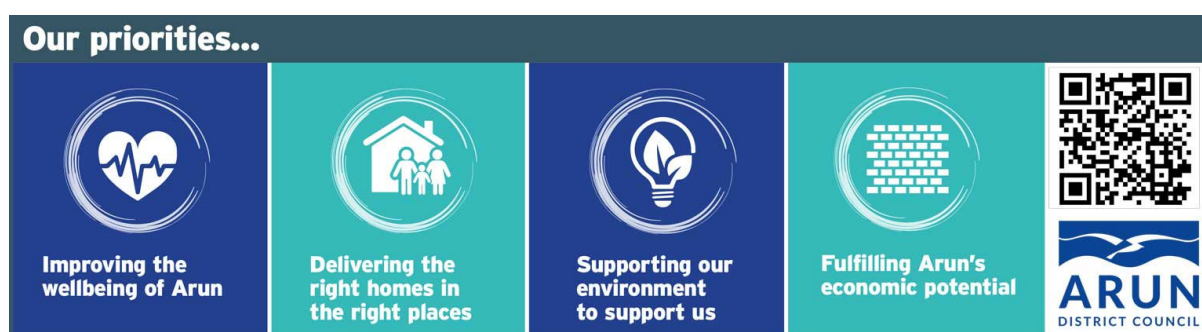
WSCC Highways response

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Regards

Jamie Brown

Please do not reply directly to this email.

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