

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Miss K Welch
FROM:	Highways, WSCC
DATE:	10/10/2025
LOCATION:	57 River Road, Littlehampton, BN17 5DD
SUBJECT:	LU/141/25/PL Partial demolition of number 57 River Road, change of use & re-development to provide a flatted development comprising 9 No apartments with private amenity space, parking & cycle storage, including the partial demolition of the adjacent boundary wall to provide a new pedestrian access & the creation of a floating pontoon with resident morning spaces (resubmission following LU/251/21/PL). This application affects the character & appearance of the Littlehampton River Road Conservation Area & is in CIL Zone 4 (Zero Rated) as flats.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

Summary and Context

This application seeks the partial demolition of no. 57 River Road, change of use and redevelopment to provide a flatted development comprising nine apartments and associated works. The site is located on River Road, an unclassified road subject to a speed restriction of 30 mph.

The proposals are a resubmission following approved application LU/251/21/PL, which sought a development comprising six residential flats. WSCC in its role as Local Highway Authority (LHA) was a consultee for application LU/251/21/PL, raising no highway safety or capacity concerns, subject to conditions.

For this current application, the LHA provided comment previously on 03/09/2025 and 24/09/2025 requesting more information in regards to parking and turning. The LHA has been invited to provide final comments, based on the current plans and documents submitted.

Content

Access to the site will be from River Road via a gated access point, similar to that of the previously approved application. Details pertaining to access from River Road were previously assessed and accepted by the LHA, and the current proposed access arrangement would also appear acceptable. The applicant is advised to enter into discussions with WSCC in regards to the proposed access/footway works.

Regarding parking, nine car parking spaces are proposed to serve this development. I did raise potential concerns regarding the proposed parking layout appearing quite cramped for parking bay no.s 1, 2 and 3. Swept path tracking diagrams have been provided, which demonstrate that on-site turning is achievable for these bays – however, this may not be achievable for bays 2 and 3 if the adjacent parking bays are occupied. As such, manoeuvring

in and out of these bays may require multiple manoeuvres to access and egress the site. Whilst this would not be a highway safety concern from a planning perspective, the proposals presented do appear cramped and may make access difficult. I would advise that the proposed parking layout be reconsidered by the applicant.

Notwithstanding the above, under Arun Parking Standards the LHA would expect a development of this size and location to provide 11 car parking spaces. As such, any overspill parking would have to be accommodated on-street. There are comprehensive parking restrictions in place on the nearby roads that prohibit parking in places that would be detrimental to highway safety. The LHA does not anticipate that the shortfall in proposed parking provision would amount to a highway safety concern, but the LPA are advised to consider the potential impacts on on-street parking from an amenity point of view.

The site is situated in a sustainable location that is within walking/cycle distance of local services, amenities and public transport links in Littlehampton. Cycling is a viable option in the area, and the applicant has demonstrated cycle parking provision for seven bicycles. The LHA advise that that at least nine cycle parking spaces should be provided under Arun Parking Standards. The LHA would request that nine cycle parking spaces be provided in accordance with Arun Parking Standards, to promote sustainable travel.

Conclusion

In summary, 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 and informative should be applied:

Conditions

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled "Proposed Ground Floor Plan" and numbered "A_100 Rev. P_01".

Reason: In the interests of road safety.

Car parking space (details required)

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. 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.

Informatives

Works within the Highway – Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (██████████) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Provision of Adoptable Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant is requested to contact The Implementation Team Leader ([REDACTED]) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

Kyran Schneider
West Sussex County Council – Planning Services

From: Nicola Oktay on behalf of Planning.Responses
Sent: 13 October 2025 09:32
To: Planning Scanning
Subject: FW: Response To Application Number LU/141/25/PL at 57 River Road Littlehampton BN17 5DD
Attachments: Response_LU-141-25-3.pdf

WSSC Highways response

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From:
Sent: 10 October 2025 11:06
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number LU/141/25/PL at 57 River Road Littlehampton BN17 5DD

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

Regards

Kyran Schneider

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