

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:K Welch
FROM:	WSSC – Highways Authority
DATE:	23 October 2025
LOCATION:	Arun Self Storage Littlehampton Marina Ferry Road Littlehampton BN17 5DS
SUBJECT:	LU/173/25/PL Change of use from caravan storage to the storage of caravans, large vehicles such as heavy goods vehicles and trailers. This application is in CIL SD4 and is Zero Rated. Land drainage consent information received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection /More Information

I refer to your consultation in respect of the above planning application and would provide the following comments.

Additional information has been provided by the applicant a summary of which is detailed below:

- Detailed information of the current/previous use. Ie nature of operation, traffic generation levels
- Detailed information of the proposed use. Ie nature of operation, traffic generation levels
- A site plan showing parking and turning spaces (including track plots)
- An access plan including track plots.
- In the event traffic levels (especially of HGV type vehicles) are significantly greater than existing we may request additional junction analysis or more detailed transport modelling.

The following information has been provided in response to the above comments:

Existing use

The site has been used for 15 years for the storage of caravans and motorhomes. The capacity has been for 174 vehicles ranging from 5m – 11m. The facility is open 24/7 as is Littlehampton Marina. Average daily movement equate to 6 two-way movements rising to 18 two-way movements in spring and summer. Vehicle bays are currently marked out.

Proposed use

The application seeks to allow larger vehicles to use the site. The site is to have a mixed use; 80 spaces to be retained for caravan/motorhome use, 42 spaces for 12m long rigid vehicles (ie removal vans), 52 spaces, adjacent to the Rife, to be removed.

Traffic generation of proposed use

Given the worse case scenario of Spring/Summer at total of 30 - movements would be expected. This equates to 12 additional movements in a 24hour period.

Access

It is proposed for the access to be widened. Information regarding the widening of the access has been provided along with HGV tracking plots.

The tracking plots show that it is possible to enter and exit the site, however the line of parked cars, which appear to be a permanent occurrence, makes these manoeuvres very difficult. In addition, there do not appear to be any plans on the webpage relating to the widening of the access as a result of the Drainage Works.

Conclusion

The Highway Authority are unlikely to raise any objection to the additional movements providing this level/use can be conditioned. By permitting this change in operational use there is the possibility of a significant increase in vehicle movements, especially during peak times, which could have a detrimental impact on the junction with the A259.

The access onto Ferry Road needs addressing. In order for safe ingress and egress the parking on the opposite side of the road will need addressing by the application and approval of a Traffic Regulation Order (TRO).

The applicant will need to provide the following:

- 1 The commitment to apply for a TRO
- 2 A plan showing the proposed parking layout
- 3 A plan showing the widening of the access

Please reconsult.

Debbie Farrell
West Sussex County Council – Planning Services

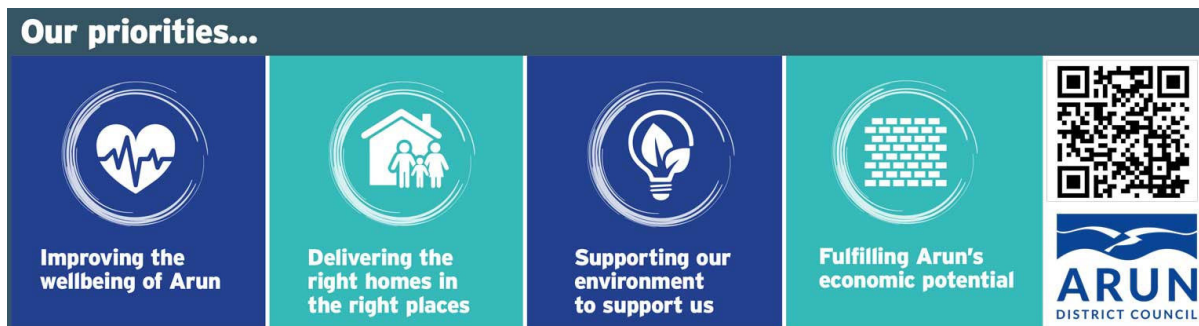
[REDACTED]

WSCC Highways response

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd
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Please could the attached response be distributed to the relevant case officer.

Regards

Debbie Farrell

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.

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