

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council - FAO: Hannah Kersley
FROM:	WSCC – Highways Authority
DATE:	12 August 2026
LOCATION:	Westholme Nursery Toddington Lane Littlehampton BN17 7PP
SUBJECT:	LU/173/26/OUT Outline planning application (with all matters except access reserved) for the construction of up to 20 residential units. This application may affect the setting of listed buildings.
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on outline application (matters of access sought for approval) for 20x residential units on land at Westholme Nursery.

LHA previously commented under LU/83/25 for 31 x units to which no objection was raised after demonstration of pedestrian infrastructure linking works and improvements. The application was refused by the Local Planning Authority (LPA) for reasons unrelated to highways. The application is supported by a Transport Statement (TS).

Site Context & Accessibility

The sites existing use is 1 x residential dwelling and former horticultural nursery with an existing access from Toddington Lane. Toddington Lane is D class subject to 30mph and joins with A259 to the south. Signalised rail crossing approx. 100m south. Footway present 60m west of site access which connects to surrounding areas and Littlehampton town centre. The LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There has been recorded injury incidents on nearby road network but none associated with site access and from an inspection of incident data it is clear nearby incidents were not due to any defect with the junctions or road layout.

Nearest bus stops on A284 are approx. 11-minute walk (by Seaton Rd) with service between Shoreham and Arundel. Further afield (0.7 mile – 16 min walk) are Worthing Road stops which provide more frequent service between Brighton and Wick via Shoreham, Lancing and Worthing. Littlehampton Train Station is 18 min walk/ 5 min cycle distant and with cycle parking on site, could make up part of a more sustainable commuting journey. Most amenities/services are further afield (e.g. Morrisons 1.4km 18-minute walk, schools within 1-1.3km). However, many amenities are within reasonable cycling distance from the site and with nearest cycle path 530m south on A259.

Access

Existing access will be upgraded to bellmouth junction. Visibility splays shown to 30mph speed restriction (2.4m x 43m). It is evident from plans and WSCC highway boundary mapping that in excess of this can be achieved within publicly adopted highway and no concerns are raised in terms of visibility for vehicle exiting the site. Footway is proposed either side access with 2m wide footway along north side Toddington Lane to link to existing at Trevett Place. Uncontrolled crossing (dropped kerb/tactile paved) to connect to existing footway on south side of Toddington Lane is proposed in addition to the 2 x uncontrolled crossings of the site access and adjacent access road as shown in drawing 'Proposed Site Access and Refuse Vehicle Swept Paths' (10897_100 REV. P5).

Stage 1 Road Safety Audit (RSA) – The previous RSA and Designers Response has been provided. As the access arrangements are not changing from that previously commented on under LU/83/25 this is accepted. The single issue raised was 3.1.1 regarding lack of continuous footway was agreed and plans updated to show linking footway and crossing points has already addressed this issue. Designers Response has been sent under separate cover. The site access, footway and uncontrolled crossings should be secured under s278 agreement which can either be secured by condition or by s106 agreement.

Trip Generation

The TRICs assessment has been amended to reflect the decrease in proposed residential units and estimates an additional 9 x vehicle movements in AM and 7 x in PM peak hours respectively. This would not represent 'severe' impact to operational capacity of nearby road network.

Internal Layout

Parking has been reviewed on basis of 6 x 1-bed, 4 x 2-bed, 6 x 3-bed, 4 x 4-bed units.

30 x bicycle spaces will be provided in accordance with Arun SPD (1 space per 1-2-bedroom dwelling and 2 spaces per 3+ bedroom dwelling).

Car parking would require 44 resident spaces and 4 x visitor spaces. The TS states 49 x resident spaces and 6 x visitor spaces will be provided thus meets Arun SPD. Details of car and bicycle parking would be reviewed at reserved matters stage.

Swept path tracking for refuse collection and fire appliance vehicles show these can manoeuvre the access, turn on site and exit to Toddington Lane in a forward gear.

Shape of land parcel limits opportunities for looping estate roads/ cycle and pedestrian connectivity. It may be useful for applicant to consider how the main estate road could be designed to reduce speeds (e.g. traffic calming) though this would be reviewed as part of reserved matters.

Conclusion

The Local Highway Authority does not consider that the 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 115), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority is minded to grant planning consent the following condition(s) and informative note(s) would be advised:

Access and Off-site highway works (if not secured through s106)

No part of the development shall be first occupied until such time as the vehicular access, linking footway and dropped kerb/tactile paved crossing points serving the development has been constructed in accordance with the details shown on the drawing titled PROPOSED SITE ACCESS AND REFUSE VEHICLE SWEPT PATHS and numbered 10897_100 Rev. P5.

Reason: In the interests of road safety.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

INFORMATIVE

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 Highways Agreements Team Leader [REDACTED] 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.

Katie Kurek

West Sussex County Council – Planning Services

Appendix E

Stage 1 RSA & Designers' response

**Westholme Nursery
Toddlington Lane
Littlehampton
West Sussex
BN17 7PP**

PROPOSED SITE DEVELOPMENT

STAGE 1 ROAD SAFETY AUDIT

Report No. EC/2020/12/GTA2

December 2020



Prepared by:

EC ROAD SAFETY LIMITED

1 Draven Close
Hayes, Bromley, Kent
BR2 7PN
United Kingdom

Web: www.ecroadsafety.co.uk

AUTHORISATION SHEET

Client: GTA Civils Limited

Project: Proposed Site Development

Address: Toddington Lane
Littlehampton
West Sussex
BN17 7PP

PREPARED BY

Name: Vinny Rey

Position: Traffic Engineer / Road Safety Auditor

Date: 04 December 2020

AGREED BY

Name: Paul Nevard

Position: Director – EC Road Safety Limited

Date: 08 December 2020

AUTHORISED FOR ISSUE

Name: Paul Nevard

Position: Director – EC Road Safety Limited

Date: 08 December 2020

DISTRIBUTION

Issue No.	Issued To	Date Issued
1.	Edward Mullins – GTA Civils Limited	09/12/2020
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1. INTRODUCTION

1.1 General

1.1.1 EC Road Safety Limited has been commissioned by GTA Civils Limited to undertake a Stage 1 Road Safety Audit on a proposed development at the existing Westholme Nursery site on Toddington Lane, Littlehampton, West Sussex. The development consists of 31 residential units with associated car and cycle parking. The proposed scheme consists of:

- Revised access onto Toddington Lane
- Short stretch of footway on the northern side of Toddington Lane east of the proposed development site access.

1.1.2 The scope of the audit relates to the proposed access arrangements at Toddington Lane for the access forming part of the Westholme Nursery site development.

1.1.3 Toddington Lane is a residential road in its nature subject to a 30mph speed limit. Toddington Lane adjoins onto the A259 approximately 520 metres to the south. The A259 is the coastal road that connects Havant in the west to Folkstone in the east via Littlehampton, Worthing, Brighton, Eastbourne and Hastings. Toddington Lane adjoins to Heamfield Road and onto the A284, approximately 650 metres west of the site. The A284 connects Littlehampton in the south to Whiteways Lodge in the north via Arundel.

1.1.4 A footway is located approximately 53 metres west of the site on Toddington Lane on its southern flank. This footway connects to the surrounding neighbourhood and Littlehampton town centre. Another footway is located approximately 60 metres south of the site on Toddington Lane on its eastern flank.

1.1.5 The Road Safety Audit Team (approved by Edward Mullins - GTA Civils Limited) consisted of:

Vinny Rey

**BEng (Hons) MCIHT, MSORSA
RSA, Cert. Comp**

Traffic Engineer
Road Safety Audit Team Leader

Paul Nevard

**MSc, BA (Hons) CMILT, MCIHT, MSORSA
RSA, Cert. Comp**

Director – EC Road Safety Ltd
Principal Traffic Engineer
Road Safety Audit Team Member

1.1.6 The Road Safety Audit Brief issued by Edward Mullins (GTA Civils Ltd) to the Audit Team and subsequently accepted and consisted of the following:

- 10897_100 Site Access Design.pdf
- Westholme Nursery – Transport Statement.pdf

1.1.7 The Audit Team examined the Audit Brief and plans at on Monday 30th November 2020 and the site was subsequently examined by Paul Nevard and Vinny Rey together on Wednesday 2nd December between 11.45 and 12.00 hours. The weather during the daytime site visit was dry but overcast. Traffic flows were low and vehicle speeds were observed as being low.

1.1.8 No details of drainage, lighting, personal injury collisions, strategic signage or levels have been provided. These issues are not, therefore, considered further in this report.

- 1.1.9 The Road Safety Audit also comprised of an examination of the documents forming the Audit Brief supplied to the Road Safety Audit Team and are referenced in Appendix A of this report. The location of any problems raised can be found within the report, photographed for reference, or referenced in Appendix B of this report. If no problems are identified, only a location plan will be provided for reference in Appendix B.
- 1.1.10 The terms of reference of the Road Safety Audit are as described in the Highways England General Principles and Scheme Governance General information GG 119 Road Safety Audit. The Road Safety Audit Team has examined and reported only on the road safety implications of the scheme as presented and has not examined or verified the compliance of the designs to any other criteria. This Road Safety Audit has not considered structural safety or checked for compliance to standards. This safety audit does not perform any “Technical Check” function on these proposals. It is assumed that the Project Sponsor is satisfied that such a “Technical Check” has been successfully completed prior to requesting this safety audit.
- 1.1.11 This Road Safety Audit has been undertaken based on the Road Safety Audit Team's previous experience and knowledge in undertaking Accident Investigation, Road Safety Engineering and Road Safety Audits. No member of the Road Safety Audit Team has had any previous input to the design of the scheme. The audit has been carried out with the sole purpose of identifying any features of the design that could be removed or modified to improve the safety of the scheme. The problems identified have been noted in this report together with suggestions for safety improvements, which we recommend should be studied for implementation.

1.2 Purpose of Scheme

The purpose of the scheme is a new development at the existing Westholme Nursery site.

2. PROBLEMS IDENTIFIED IN PREVIOUS ROAD SAFETY AUDITS

No previous audits have been supplied to the Audit Team and the Audit Team believe that none have been produced.

3. PROBLEMS IDENTIFIED AT THIS STAGE 1 ROAD SAFETY AUDIT

3.1 General

3.1.1 PROBLEM

Location: Toddington Lane

Summary: Lack of footway continuity could result in pedestrian injury.

Detail: The proposed development is going to result in significant numbers of pedestrian movements to and from the site and, whilst it is proposed to introduce a short stretch of footway east of the site access, it currently appears to lack continuity as it would not connect to any other formal footway. This lack of continuity could lead to confusion for pedestrians and result in the footway being unused with pedestrians instead choosing to walk in the carriageway putting them at risk of being struck by vehicles.



RECOMMENDATION

A strategic footway design / pedestrian route should be incorporated allowing for safe pedestrian access / egress at the site.

3.2 Local Alignment

No problems identified in this category at this stage.

3.3

Junctions

No problems identified in this category at this stage.

3.4

Non-Motorised User Provision

No problems identified in this category at this stage.

3.5 Road Signs, Carriageway Markings & Street Lighting

No Problems identified in this category at this Stage.

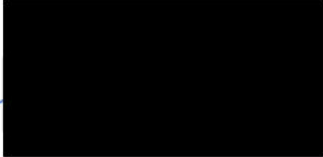
End of list of Problems identified and Recommendations offered in this Stage 1 Audit

4. AUDIT TEAM STATEMENT

We certify that this audit has been carried out in accordance with GG119.

AUDIT TEAM LEADER

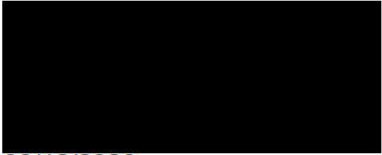
Vinny Rey

Signed: 

Date: 04/12/2020

AUDIT TEAM MEMBER

Paul Nevard

Signed: 

EC Road Safety Ltd
1 Draven Close
Hayes
Bromley
Kent
BR2 7PN
United Kingdom

Date: 08/12/2020

Tel: 

Email: 

APPENDIX A

List of documents and plans considered during this Stage 1 Road Safety Audit:

- 10897_100 Site Access Design.pdf
- Westholme Nursery – Transport Statement.pdf

APPENDIX B

Location of problems identified during this Stage 1 Road Safety Audit:



Stage 1 Road Safety Audit: Designers Response Report

Proposed Residential Development Access,
Toddington Lane,
Littlehampton,
West Sussex, BN17 7PP



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Issue	Issue date	Compiled	Checked	Authorised
1st	24/07/025	ART	LNS	LNS

1 Introduction

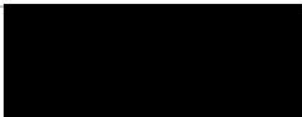
- 1.1 This report results from a Stage 1 Road Safety Audit carried out to assess a new access on to Toddington Lane and a new section of footway and crossing. This is in relation to the proposed development of 31 residential units. The stage 1 Road Safety Audit was undertaken by EC Road Safety.
- 1.2 EC Road safety completed a site visit on 02/12/2020 with the audit being issued to GTA on 09/12/2020.

2 Project Details

Table 2.1 Project Details

Report title:	Stage 1 Road Safety Audit Response Report
Date:	24/07/2025
Document reference and revision:	12433
Prepared by:	GTA Civils & Transport Ltd
On behalf of:	Mr A Hussain

Table 2.2 Authorisation sheet

Project:	Toddington Lane, Littlehampton
Report title:	Stage 1 Road Safety Audit
Prepared by:	
Name:	Andrew Tanner
Position:	Principal Transport Planner
Signed:	
Organisation:	GTA Civils & Transport Ltd
Date:	24/07/2025
Approved by:	
Name:	Lawrence Stringer
Position:	Director
Signed:	
Organisation:	GTA Civils & Transport Ltd
Date:	24/07/2025

Key Personnel

Table 2.3 Key Personnel

Overseeing Organisation:	WSCC
RSA Team:	Paul Nevard/Vinny Rey, EC Road Safety Ltd
Design Organisation:	Edward Mullins/Andrew Tanner, GTA Civils & Transport Ltd

3 Road Safety Audit Decision Log

Table 3.1 RSA1 Problems, Recommendations & Response

Problem	Location	Description	Recommendation	Design Organisation Response	Overseeing Organisation Response	Agreed RSA Action
3.1.1	Toddington Lane	Lack of footway continuity could result in pedestrian injury.	A strategic footway design / pedestrian route should be incorporated allowing for safe pedestrian access / egress at the site.	Agreed. The access plan includes a 60m long footway that connects to the existing footway on Toddington Lane, adjacent to Trevett Place. The proposed footway is located within the designated highway boundary and includes a crossing point with a dropped kerb and tactile paving.	AGREED the updated design shows linking footway with uncontrolled crossing points to site access, adjacent access road and of Toddington Lane to connect into existing footway	no further action

4 Design Organisation and Overseeing Organisation statements

Table 4.1 Design Organisation statement

On behalf of the design organisation, I certify that:	
1) the RSA actions identified in response to the road safety audit problems have been discussed and agreed with the Overseeing Organisation	
Name:	Andrew Tanner
Signed:	
Position:	Principal Transport Planner
Organisation:	GTA Civils & Transport
Date:	24/07/2025

Table 4.2 Overseeing Organisation statement

On behalf of the Overseeing organisation, I certify that:	
1) the RSA actions identified in response to the road safety audit problems have been discussed and agreed with the design organisation; and	
2) the agreed RSA actions will be progressed	
Name:	WSCC
Signed:	
Position:	SENIOR TRANSPORT PLANNER
Organisation:	WEST SUSSEX COUNTY COUNCIL
Date:	12/08/26



Civil Engineering - Transport Planning - Flood Risk

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[REDACTED]

From: Elaine Walby on behalf of Planning.Responses
Sent: 17 August 2026 11:59
To: Planning Scanning
Subject: FW: Response To Application Number LU/173/26/OUT at Westholme Nursery
Attachments: Signed Designers Response to RSA.pdf; Response_LU-173-26-1.pdf

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: Katie Kurek [REDACTED]
Sent: 12 August 2026 18:10
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number LU/173/26/OUT at Westholme Nursery

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[REDACTED]

Katie Kurek (she/her) | BA (Hons) MCIHT
Senior Transport Planner

County Highways - Planning Services - Highways Transport & Planning
West Sussex County Council

Location: Ground Floor, Northleigh Building, Chichester, PO19 1RH

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