

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hebe Smith
FROM:	Highways, WSCC
DATE:	29/09/2026
LOCATION:	Flintacre, Toddington Lane, Littlehampton, BN17 7PN
SUBJECT:	LU/174/26/PL Erection of a detached dwelling with open carport. This application affects the setting of listed buildings, is in CIL Zone 2 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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed erection of a detached dwelling with open carport. The site is located off Toddington Lane, an unclassified road subject to a speed restriction of 30 mph in this location.

Access to the maintained highway network is at the existing junction with Toddington Lane. A private access road, maintained as Public Footpath no. LIT-3096, links the maintained highway to the application site. From inspection of local mapping, there are no apparent visibility issues with the existing point of access on to Toddington Lane from Public Footpath no. LIT-3096. In addition, the LHA does not anticipate that the proposal would give rise to a significant material intensification of use of this access.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing accesses are operating unsafely or that the proposal would exacerbate an existing safety concern.

Regarding parking, under Arun Parking Standards, the LHA would expect a dwelling of this size in this location to provide at least three car parking spaces. From inspection of the plans, there is sufficient space within the proposed driveway and carport to accommodate this parking requirement. In addition, the site exhibits suitable space for on-site turning to be achievable, allowing cars to turn and exit the site in a forward gear.

The site is situated in a location within walking/cycle distance of local services, such as shops and schools. Public transport connections are within cycle distance of the site, with Littlehampton Train Station situated approximately 2.3km south of the site. The nearest bus stops are situated on Lyminster Road and Worthing Road, both approximately 1km from the site. The LHA would request that details of secure and covered cycle parking provision be provided, to promote sustainable travel.

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 (in line with TR6 paragraph 4) 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 (details approved)

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.

Kyran Schneider
West Sussex County Council – Planning Services

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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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[REDACTED]

Sent: 29 September 2026 15:44

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Response To Application Number LU/174/26/PL at Flintacre Toddington Lane Littlehampton BN17 7PN

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Regards

Kyran Schneider

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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