

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Miss K Welch
FROM:	Highways, WSCC
DATE:	16/09/2026
LOCATION:	27 Clifton Road, Littlehampton, BN17 5TE
SUBJECT:	LU/192/26/PL Retention and alteration (extension) of C3 unit and change of use to remaining ground floor area to Class E(g) for office use. In CIL Zone 4 (Zero Rated) as other development.
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 retention and alteration of C3 unit and change of use to remaining ground floor area to office use (Class E(g)). The site is located on Clifton Road, an unclassified road subject to a speed restriction of 30 mph.

The change of use to office use may result in a slight material intensification of use of the site. Though given the small-scale nature of the proposals, the LHA does not anticipate that this would have a significant impact on the operation of the local highway network.

Vehicle parking associated with the proposed use would have to be accommodated on-street. There are comprehensive parking restrictions in place on the surrounding roads that prohibit vehicles from parking in places that would be detrimental to highway safety. The LHA does not anticipate that the proposals would give rise to a highway safety impact in this regard, though the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

The site is situated in a location the LHA considers sustainable, this being well accessible on foot, by cycle and by public transport. Staff and visitors need not necessarily rely on the private car for trips to and from the site. The LHA would request that cycle parking provision be provided for the proposed use, if there is space within the site to do so, to promote sustainable transport methods.

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.

Kyran Schneider
West Sussex County Council – Planning Services

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