

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Harry Chalk
FROM:	Highways, WSCC
DATE:	07/10/2025
LOCATION:	Court Wick Park, Courtwick Lane, Littlehampton, BN17 7PD
SUBJECT:	LU/193/25/PL Proposed residential development for 4 houses and associated landscaping. This application may affect the setting of a Listed Building and is in CIL Zone 2 (CIL liable as new dwellings).
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	£N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

Summary and Context

This application seeks the erection of four residential dwellings. The site is located on Courtwick Lane, a privately maintained road – as such, these comments should be considered as advice. This application is supported by a Transport Statement prepared by Connect Consultants. Following an inspection of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety or capacity concerns for this application.

The LHA was previously consulted regarding highway matters for this site for similar application LU/157/23/PL (*Residential development for 4 No. dwellings and associated landscaping*), of which no highway safety or capacity concerns were raised. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

Access and Visibility

A new 6m wide bellmouth access is proposed on to Courtwick Lane. As this road is privately maintained, the applicant is advised to contact the proprietor of Courtwick Lane, to obtain formal approval for the proposed access works.

Access to the maintained highway is at the junction with Courtwick Lane and Kingfisher Drive. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing junction. The proposed development will create 2-3 additional movements during AM and PM peaks, as per TRICs data outlined in the Transport Statement, and this is not considered a significant material intensification of movements to or from the site.

Parking and Turning

Each of the proposed dwellings will be provided with three car parking spaces within their respective driveways. In addition, Plots 1, 2 and 3 will each be provided with a single-bay garage and Plot 4 a double-bay garage. Under Arun Parking Standards, the LHA would expect a development of this size and location to provide twelve parking spaces. Therefore, the LHA is satisfied with the proposed parking provision.

It should be noted that the proposed garages do not meet the minimum internal specifications for garages as outlined in Manual for Streets (MfS). Single-bay garages should have internal dimensions of 3m x 6m, and double-bay garages 6m x 6m. As proposed, the garages cannot be considered for vehicular/cycle parking provision, and the applicant is advised to enlarge the garages to the above specifications.

Notwithstanding the above, the site benefits from a suitable level of car parking provision in accordance with Arun Parking Standards. However, alternate provision for the secure storage of cycles should be provided if the proposed garages are not amended to MfS specifications.

On-site turning has been demonstrated, including swept path tracking for a refuse vehicle, to the satisfaction of the LHA.

Sustainability

The site is situated within walking/cycle distance of local services and amenities within Wick. Cycling is a viable option in the area. Regular bus services can be caught from Lymminster Road, approximately 800m east of the site.

Conclusion

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 should be applied:

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.

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Kyran Schneider

West Sussex County Council – Planning Services

From: Nicola Oktay on behalf of Planning.Responses
Sent: 08 October 2025 10:43
To: Planning Scanning
Subject: FW: Response To Application Number LU/193/25/PL at Courtwick Park Courtwick LaneLittlehamptonBN17 7PD
Attachments: Response_LU-193-25-1(1).pdf

WSCC Highways response

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From: [REDACTED]
Sent: 07 October 2025 11:58
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number LU/193/25/PL at Courtwick Park Courtwick LaneLittlehamptonBN17 7PD

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

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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