

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:
FROM:	WSCC – Highways Authority
DATE:	24 September 2026
LOCATION:	Burger King (Uk) Ltd Worthing Road Littlehampton BN17 6LE
SUBJECT:	LU/207/26/PL Installation of a drive-through lane to serve the existing Burger King restaurant. This application affects a Public Rights of Way. Is in CIL Zone 4 (Zero Rated) as other development
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More information

Proposal

The proposed drive-through lane will be situated to the northern and eastern boundaries of the site, linking to the existing right of way, Norway Lane, located along the south eastern boundary of the site.

The drive-through lane will operate in a one-way clockwise direction, accessed from the northern end of the car park. The existing public right of way will run along a new footway on the western side of the drive-through lane, with a Zebra crossing to be provided to facilitate safe and continuous pedestrian movement to the public right of way. It is considered that the route would continue to follow the general path illustrated on the PRoW plan.

Car parking

For the 338sqm Burger King unit, the standards set out a requirement of 68 spaces. The 57 spaces at present equate to 84% of the required standard, indicating an existing under-provision of spaces. The proposed total of 60 spaces represents 88% of the required standard, an increase of 4%. As there is no change to the GFA of the existing Burger King unit as the proposals relate solely to the introduction of a drive-through lane, it is considered that there will be no material increase in parking demand associated with the site and potentially a reduction as customers transfer from parking and entering the restaurant to using the drive-through lane. Accordingly, the existing level of parking provision, supplemented by the three additional spaces proposed, is considered to be sufficient to accommodate the development in accordance with the relevant standards.

West Sussex' Guidance on Parking (2020) states that disabled parking spaces should be provided at a minimum of 5% of the total number of parking spaces being provided on site. Four spaces are provided at present, and one additional space is proposed as part of the redevelopment. Five spaces equate to 8.3% of the total 60 spaces post redevelopment and are therefore in excess of standards.

Trips

A significant proportion of drive-through customers are currently expected to be using the site as a takeaway or eat-in restaurant, parking in the communal car park. There is a high likelihood visitors will swap to use the drive-through lane due to convenience. It is therefore concluded that the proposed development on the site to provide a drive-

through lane to the existing Burger King, will not have a material impact on the surrounding local highway network.

TRICS data generated for the existing Burger King suggests the expected weekday proposed trip generation is 30 weekday morning arrivals and 29 weekday departures, and 44 evening arrivals and 43 evening departures, which equates to 2 vehicle movements every minute. The peak Saturday trip generation is different and usually in the lunchtime period which would generate around 112 arrivals and 117 departures. Equating to 4 movements per minute on average.

Whilst it is expected there will be an increase in users of the drive thru the majority of trips will be existing customers choosing to use the drive thru over the current scenario of parking and collecting their orders. The drive thru may also experience an increase in use from app bookings, and the redevelopment of the former body shop headquarters.

Slip lane capacity

Swept path diagram SPRustingtonBK.1/TK01 shows the swept path of a minibus, using the existing public right of way, known as Norway Lane, that will be used as the main exit route. A new public right of way will be created on the western side of the drive thru lane to connect with the PROW to the north.

Impact on car park and car park entrance

WSCC would like the applicant to provide a visual representation of the drive thru at peak times and how this will impact the car park to ensure the slip road can accommodate the worst case scenario queueing capacity. WSCC need to understand how the queues from the drive thru will impact the A27 slip road into the site, as this is shared with the petrol station, and premier inn.

WSCC are also aware of major changes to the vacant body shop site which will be refurbished into food and non-food retail units, and as such could attract additional passer by trips as a result.

Road Traffic Casualty and Collision Data

There have been 28 reported accidents, mainly at the roundabout over the last 5 year period, 3 of which were at the Worthing Road arm. Other incidents on the main roundabout itself were all attributed to human error or vulnerable road users such as cyclists or motorcyclists.

WSCC do not consider there to be any existing patterns of collisions at this location that would cause concern.

Committed development LU/93/25/PL

The re-development of the Body Shop HQ into retail units will create a new pedestrian crossing over the road to the west of the slip road entrance, this will include a change to the speed limit and as such cars traveling into the service station will be entering at much lower speeds and allow drivers to assess the queueing nature of the drive thru.

Construction Management

A plan needs to be provided to the LPA for approval, this can be conditioned and needs to ensure the construction traffic, and associated materials etc are planned to be away from the highway.

Summary

Please can more information be provide on a plan showing the queue impact of the drive thru at its busiest time be shown on a plan to prove this will not reach the A259.

Alison Meeus
West Sussex County Council – Planning Services

CONSTRUCTION

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.

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[REDACTED]

Sent: 24 September 2026 13:36

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

Subject: Response To Application Number LU/207/26/PL at Burger King (Uk) Ltd Worthing
RoadLittlehamptonBN17 6LE

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

Regards

Alison Meeus

Please do not reply directly to this email.

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[REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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