

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Arun District Council FAO: Hannah Kersley
<b>FROM:</b>	WSCC – Highway Authority
<b>DATE:</b>	28 January 2026
<b>LOCATION:</b>	Phase 6a Hampton Park Littlehampton
<b>SUBJECT:</b>	LU/249/25/RES Approval of reserved matters following LU/47/11/ (amended by LU/182/15) comprising 288 No residential dwellings, the formation SUDs features, children's play space, landscaping, car parking, roads, landscaping and public access to the northern extent of the Black Ditch Open Space.
<b>DATE OF SITE VISIT:</b>	n/a (desktop study undertaken as site visited previously)
<b>RECOMMENDATION:</b>	More Information Required

This is the WSCC Highways response to the above planning application seeking approval of reserved matters following LU/47/11/ (amended by LU/182/15) comprising 288 No residential dwellings, the formation SUDs features, children's play space, landscaping, car parking, roads, landscaping and public access to the northern extent of the Black Ditch Open Space.

Comments below solely respond to highways-related matters contained in the submission, namely access, roads and car parking design. Car and cycle parking numbers will be considered by the LPA.

Should the case officer consider there are other matters requiring scrutiny by the Highway Authority they should make the author aware at the earliest time.

### **Response.**

From scrutiny of the submitted plans, the applicant should respond to/provide the following:

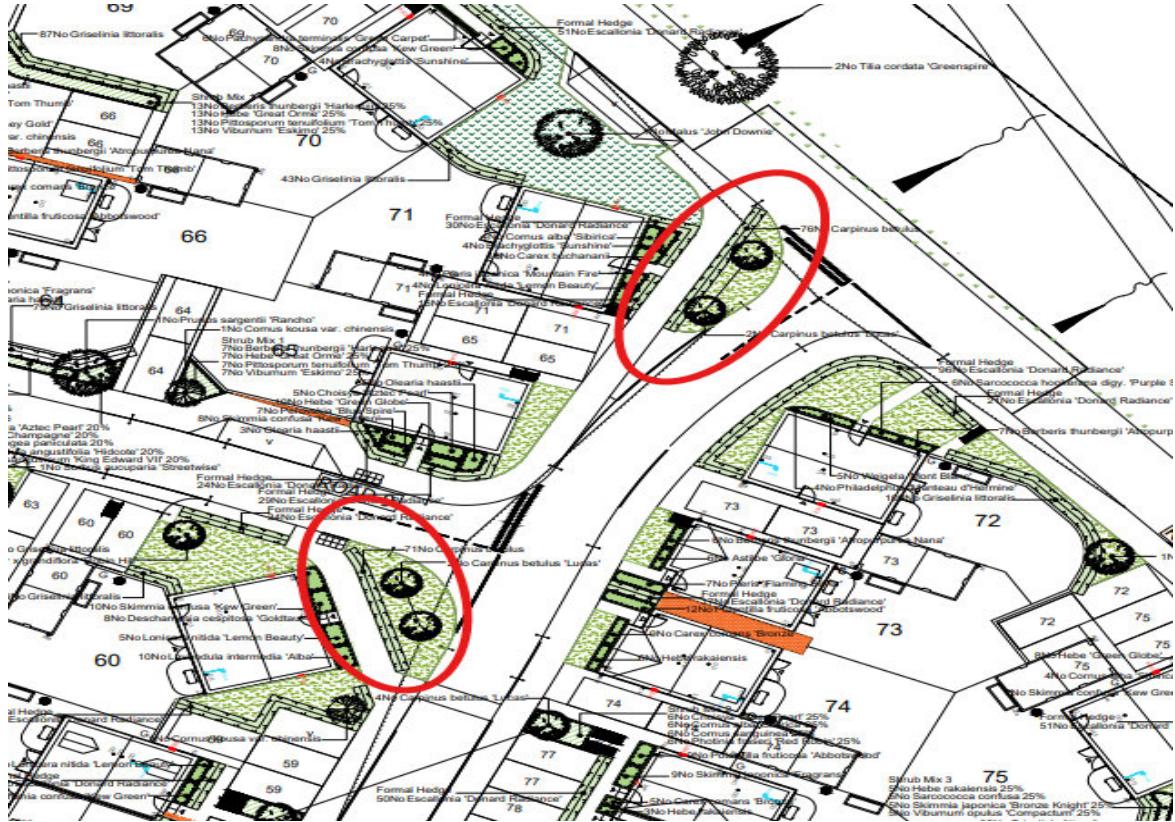
- Applicant to provide a plan showing the areas intended to be offered for adoption through a S38 Agreement. A plan showing proposed materials including contrasting materials for where traditional carriageway changes to shared surfaces plus footways and service margins should be provided and coloured appropriately in accordance with WSCC requirements. This is so the Highway Authority can check what is (and isn't) being offered for adoption and to be able to check that the estate roads show compliance with WSCC specifications.

### **Soft Landscape Proposals - 6A (dated November 2025), sheets 1-11**

#### Planting proposals (trees, shrubs, and hedgerows):

- All tree planting should be set back by at least 1m from the edges of any hard surfacing proposed for highway adoption.

- Tree selection: *Malus 'John Downie'* should be avoided near to footways of carriageways which are to be proposed for highway adoption due to fruiting abundance and relating future nuisance concerns.
- Hedgerow planting will not be acceptable for highway adoption due to ongoing maintenance requirements (sheet 3, x2 locations).
- Planting should not obstruct forward visibility of junctions (sheet 3, x1 hedgerow).



**Figure 1 – Screenshot of sheet 3: Annotated to show hedgerows within areas likely to be offered for highway adoption and containing hedgerow planting (note the northern hedgerow is within the assumed indicative visibility splay shown). Hedgerow to be removed from the plans.**

#### Other landscaping features.

Flowering lawns (EL1 Flowering Lawn Mixture) have been specified within verges adjoining carriageway which would appear to be appropriate for highway adoption. Whilst we would not oppose the sowing of this lawn mix if areas are to be adopted as highway, we will not be able to ensure verges will be cut on less frequent regimes to surrounding verges sown with amenity grasses, nor the cuttings collected. Both management practices are usually essential for the long-term establishment of flowering lawns. This should be considered within any longer-term landscape or habitat management targets.

#### Proposed Road Lighting and Illuminance Layout (dated December 2025), sheets 1-2.

There are numerous instances where street lighting will conflict with the future growth of proposed tree planting, generally occurring whereby lamp columns are within 5m of proposed tree planting locations. Whilst there may be some exceptions, such as where trees of a small ultimate size are placed to the rear of columns, designs need to be revised to resolve more notable conflicts.

**Conclusion.**

Additional information, as set out in the main body of this response, is required. When available, please re-consult the Highway Authority, at which point it will consider the proposal further.

Thank you.

**Tim Townsend**  
**West Sussex County Council – Planning Services**

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[REDACTED]

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Sent: 28 January 2026 07:25

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

Subject: Response To Application Number LU/249/25/RES at Phase 6a Hampton Park Littlehampton

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

Regards

Tim Townsend

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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