

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hannah Kersley
FROM:	WSSC – Highway Authority
DATE:	23 February 2026
LOCATION:	Southern Allotments Hampton Park Littlehampton
SUBJECT:	LU/263/25/RES Approval of reserved matters (access, appearance, landscaping, layout and scale) following the approval of LU/47/11/ for Southern Allotments. Amendment to the above application dated 10th February 2026 relating to updated Vehicle Swept Path Analysis
DATE OF SITE VISIT:	n/a (desktop study undertaken – site visited previously)
RECOMMENDATION:	No objection/advice

This is the second WSSC Highways response to the above planning application seeking approval of reserved matters (access, appearance, landscaping, layout and scale) following the approval of LU/47/11/ for Southern Allotments.

Previous WSSC Highways response.

In its previous response dated 30 January 2026, the Highway Authority said that following review of the submitted information and with specific regard to the emergency access from Nightingale Way and through the proposed allotments site, the WSSC Fire and Rescue Water and Access Officer had said that some of the more modern fire appliances are slightly longer than what had been tracked (7.6m is shown on the submitted drawings) with the Scania being 8.7m long, the control unit 9.25m and the ALP (Access Ladder Platform) being 9.5m. Although he added that there does look to be other ways in from Worthing Road, admittedly all from one direction which came up previously (possibly to do with the possible closure of Toddington Lane railway crossing) and additionally after looking at the road widths, he was of the view that he thinks that the mentioned vehicles would be able to pass through if the situation required them to (which might be a combination of emergency access and existing roads).

However, given that the different lengths were raised, the applicant was asked to provide additional tracking through the site for the vehicle lengths set out above.

Latest WSSC response.

Following sight and review of updated tracking drawing 2021-6309-102 revision 'C', the applicant has demonstrated that the largest vehicle referred to above should be able to drive through the site from Nightingale Way through to Holly Drive.

Conclusion.

Based on the plans now submitted in support of the application, the Highway Authority raises no objection to the proposal. However, it recommends that the use of the facility should not commence until such time as the access to the site, parking and turning areas and associated internal roadways have been constructed in accordance with the submitted details.

Recommended planning conditions:

1. Access

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the approved drawing.

Reason: In the interests of road safety.

2. Visibility

No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Holly Drive in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

3. Car parking space

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

4. EVC Parking Spaces

No part of the development shall be first occupied until Electric Vehicle Charging spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide EVC charging points to support the use of electric vehicles in accordance with national sustainable transport policies

5. 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 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.

6. Turning space

No part of the development shall be first occupied until the vehicle turning space has been constructed within the site in accordance with the approved site plan. This space shall thereafter be retained at all times for its designated use.

Reason: In the interests of road safety

Informative.

Works within the Highway – Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant should contact The Implementation Team Leader [REDACTED] to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

(For avoidance of doubt, a Construction Management Plan for the site has already been considered).

Response ends.

Tim Townsend
West Sussex County Council – Planning Services

From: Elaine Walby on behalf of Planning.Responses
Sent: 23 February 2026 17:39
To: Planning Scanning
Subject: FW: Response To Application Number LU/263/25/RES at Southern Allotments Hampton Park Littlehampton
Attachments: Response_LU-263-25-2.pdf

PL- Consultation- WSCC Highways response

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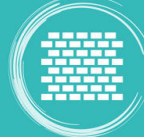
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From:
Sent: 23 February 2026 14:14
To: Planning.Responses <Planning.Responses@arun.gov.uk>
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Please could the attached response be distributed to the relevant case officer.

Regards

Tim Townsend

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to but the responding officer can be contacted directly via email if there are any questions relating to this response.

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