

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:
FROM:	WSSC – Highways Authority
DATE:	3 March 2026
LOCATION:	25 River Road Littlehampton BN17 5BZ
SUBJECT:	LU/29/26/PL Demolition of existing garage/offices with associated hard standing and construction of 2 No residential building comprising of 3 No one bedroom houses and 1 No two bedroom house. This application affects the character and appearance of the Littlehampton (River Road) Conservation Area and is in CIL Zone 4 and is CIL Liable as new dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was consulted previously on Highway Matters for this location under planning applications no. LU/205/22 to which no objections were raised.

Access

This application includes 4 car parking spaces with direct access onto Terminus Place. Whilst this sort of parking arrangement is not optimal and may involve vehicles reversing onto the highway, this is the current position for the existing use. In addition, the existing use as a servicing and repairs garage is likely to have generated higher levels of vehicle manoeuvres over the proposed residential use. It is also very likely that residents will reverse into the parking spaces so as to enter the highway in a forward gear.

The site is located in a sustainable location, close to the town centre and local amenities.

The Local Highway Authority does not consider that the proposal for 4 dwelling(s) 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 115), and that there are no transport grounds to resist the proposal.

Debbie Farrell
West Sussex County Council – Planning Services

If the Local Planning Authority is minded to grant planning consent the following condition(s) and informative note(s) would be advised:

Access (Access to be provided prior to first occupation)

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 site plan drawing.

Reason: In the interests of road safety.

Car parking space (details approved)

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.

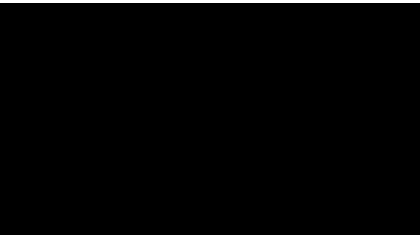
Reason: To provide car-parking space for the use

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.




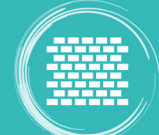



PL- Consultation- WSCC Highways response



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: [Redacted]
Sent: 03 March 2026 21:42
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number LU/29/26/PL at 25 River Road Littlehampton BN17 5BZ

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

Regards

Debbie Farrell

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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