

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Harry Chalk
FROM:	WSSC – Highways Authority
DATE:	3 March 2025
LOCATION:	7 Roman Acre, Littlehampton, BN17 7HN
SUBJECT:	LU/36/25/PL Construction of 1 No 3-bedroom self-build house (resubmission following LU/187/23/PL). This application is in CIL Zone 4 and is CIL Liable as a new dwelling.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

This proposal is for the construction of 1 No. 3-Bedroom self-build dwelling. The site is located on Roman Acre, an unclassified road subject to a speed restriction of 30 mph.

The LHA previously provided consultation advice for this site for application LU/187/23/PL, raising no highway safety concerns. This Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

Both the existing dwelling and proposed dwelling will be accessed via the existing vehicle crossover. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

The applicant proposes two car parking spaces for the proposed dwelling and relocating one car parking space for the existing dwelling. For the proposed dwelling, to meet the Arun Car Parking Standards a dwelling of this size in this location would require at least three car parking spaces.

Therefore, any overspill parking associated with this development would have to be accommodated on-street. The LHA does not anticipate that the shortfall of one parking space would lead to a highway safety concern or parking capacity issue, but the LPA may wish to consider the potential amenity impacts.

From inspection of the plans, the proposed parking bays are suitably sized. The applicant has demonstrated a shed for each dwelling, which will provide secure cycle parking provision in accordance with Arun Parking Standards.

The site is situated in a sustainable town location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular buses available from Clun Road. Littlehampton Train Station is situated approximately 950m south of the site.

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:

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 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.

Liz Corcoran
West Sussex County Council – Planning Services

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Sent: 03 March 2025 16:08

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

Subject: Response To Application Number LU/36/25/PL at 7 Roman Acre Littlehampton BN17 7HN

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

Regards

Liz Corcoran

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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