

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council - FAO: Hannah Kersley
FROM:	WSCC – Highways Authority
DATE:	20 August 2025
LOCATION:	Westholme Nursery Toddington Lane Littlehampton BN17 7PP
SUBJECT:	LU/83/25/OUT Outline planning application (with all matters except access reserved) for the construction of 31 No. residential units. This application is in CIL zone 2 (CIL liable) and may affect the setting of listed buildings. Substitute Transport Documents received.
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been re-consulted on outline proposals for 31 x dwellings. In comments dated 23 June 2025 the LHA requested further information in respect to footway connection in to the site from Toddington Lane, crossing of Toddington Lane and uncontrolled crossing of site access along with Designers Response.

Updated plans have been provided showing linking footway along Toddington Lane, including dropped kerb and tactile paved crossing of site access, of adjacent access road (Dutch Cottages) and of Toddington Lane (in vicinity of Trevett Place) to link to southern side of carriageway. Designers Response to the Stage 1 Road Safety Audit has also been provided, outlining these improvements in response to 3.1.1. of RSA (lack of footway continuity). The LHA, as Overseeing Organisation, have completed the Designers Response which is included with this response. It is considered the improvements demonstrated on 'PROPOSED SITE ACCESS AND REFUSE VEHICLE SWEPT PATHS (10897_100 P4)' are at a suitable level to link the development to the nearby pedestrian infrastructure, promoting safe and suitable access for all.

CONCLUSION

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

Matters of internal layout, including car and bicycle parking, would be expected at reserved matters stage. The Local Planning Authority (LPA) may wish to secure the access and off-site highways improvements either by s106 agreement or condition. If by condition then advised wording below:

Access

No part of the development shall be first occupied until such time as the vehicular access, linking footway and dropped kerb/tactile paved crossing points serving the development has been constructed in accordance with the details shown on the drawing titled PROPOSED SITE ACCESS AND REFUSE VEHICLE SWEPT PATHS and numbered 10897_100 P4.

Reason: In the interests of road safety.

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.

INFORMATIVE

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 is requested to contact The Highways Agreements Team Leader (██████████) 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.

Katie Kurek

West Sussex County Council – Planning Services

[REDACTED]


[REDACTED]

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From: Katie Kurek [REDACTED]
Sent: 20 August 2025 11:49
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number LU/83/25/OUT at Westholme Nursery

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[REDACTED]
Katie Kurek (she/her) | BA (Hons) MCIHT

Senior Transport Planner
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West Sussex County Council
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Please note I do not work on Wednesday and work limited hours on Thursdays and so there may be a wait for a response in these times.

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