

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hebe Smith
FROM:	WSSC – Highways Authority
DATE:	21 May 2026
LOCATION:	8-10 Clifton Road Littlehampton BN17 5AS
SUBJECT:	LU/99/26/PL New fixed external seating. This application is in CIL Zone 4 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information

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

This application is for new fixed external seating. The site is located on Clifton Road, an un-classified road subject to a speed limit of 30mph.

The proposed external seating area would serve the existing public house and is proposed to be placed within land considered to be public highway. The application documents indicate that the proposed seating area would be subject to a pavement licence. The pavement licence permits temporary structures, including seating, to be placed within the public highway for a fixed period. The LHA advise that the proposed 'fixed' nature of the external seating would result in a permanent obstruction to the public highway and would not be permitted under a pavement licence.

In order for the fixed seating to be acceptable, the highways rights would need to be formally removed by way of a Stopping Up Order. This is controlled by Section 247 of Town and Country Planning Act and would be subject to a separate process administered by the Department for Transport's National Casework Team. The Highway Authority along with other statutory undertakers and interested parties would be consultees in this process. There is also no guarantee that this process would be successful. The comments made here would not constitute the Highway Authority's formal position regarding any future Stopping Up.

Alternatively, the applicant may wish to consider providing removable seating to fall within the requirements of a pavement licence.

Measurements have not been provided on the proposed plans to demonstrate the retained width of the public highway. The applicant is requested to provide a plan demonstrating the proposed seating area in relation to the existing and proposed footway width, in order for the LHA to assess whether sufficient footway width will be retained for public use.

Please request this additional information from the applicant and reconsult.

Nicola Elliott
West Sussex County Council – Planning Services

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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