

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC – Highways Authority
DATE:	21 April 2026
LOCATION:	Royal Oak, Pagham Road, Chichester, PO20 1LN
SUBJECT:	P/39/26/PL Change of use of the ground floor only from former public house (sui generis) to kitchen and bathroom showroom (Use Class E), with internal alterations and replacement of existing above-ground signage on existing fixings only.
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 application is for the change of use of the ground floor only from former public house (sui generis) to kitchen and bathroom showroom (Use Class E), with internal alterations and replacement of existing above-ground signage on existing fixings only. The site is located on Pagham Road, a B-classified road subject to national speed limit. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

There are no proposed changes to the existing access arrangements. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals nine recorded collisions within the vicinity of the site. However, they were not attributed to the use of the site access or site operation. Therefore, there is no evidence to suggest the site access has been operating unsafely, or that its continued use would exacerbate an existing safety concern.

The submitted Planning Statement states that the primary use of this site will be a kitchen and bathroom showroom comprising display and consultation. The site will operate weekdays and Saturdays during shop hours. Considering the scale of the proposed development, the LHA does not anticipate that the proposals would give rise to a significant material intensification of movements to or from the site.

The existing car park will remain unchanged with parking for 22 cars. Under Arun parking standards a development of this size in this location would require 18 car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

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.

Liz Corcoran
West Sussex County Council – Planning Services

PL- Consultation- WSCC Highways response

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

To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>

Our priorities...



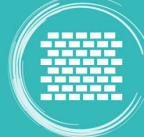
Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations



Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

From: [redacted]
Sent: 21 April 2026 08:41
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number P/39/26/PL at Royal Oak Pagham RoadChichesterPO20 1LN

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

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.

LEGAL DISCLAIMER
This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.