

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Harry Chalk
FROM:	Highways, WSCC
DATE:	10/12/2025
LOCATION:	The Bungalow, Station Road, Rustington, BN16 3BA
SUBJECT:	R/58/25/PL Proposed demolition of existing garage and storage area and construction of new self-build 3 bedroom dwelling, with new garages for both dwellings. This application is in CIL zone 4 and is CIL liable.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

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

Summary and Context

WSCC in its role as Local Highway Authority (LHA) has been reconsulted by the Local Planning Authority (LPA) following the applicant's submission of an amended plan. The LHA previously provided comment on this application, dated 26/08/2025, requesting more information.

The proposals seek the demolition of an existing garage and storage area and construction of a new self-build three-bedroom dwelling, with new garages for both dwellings. The site is located off Station Road, a B-classified road subject to a speed restriction of 30 mph.

Vehicle Access

The existing vehicle access point on Station Road is to be utilised, with no alterations to this arrangement proposed. A private access track will link the maintained highway to the application site. The addition of a single residential dwelling is not anticipated to give rise to a significant material intensification of use of the existing access point.

Vehicle Parking

Regarding parking, both the existing and proposed dwellings will be provided with new garages. As mentioned in my initial consultation response, the depth of the proposed garages fall below the minimum internal specifications for garages of 6m as outlined in Manual for Streets (MfS). The LHA advise that the garages should be enlarged *internally* to a depth of 6m, to ensure modern sized cars can be accommodated inside.

Notwithstanding the above, under Arun Parking Standards, the LHA would expect at least two car parking spaces to be provided for the proposed dwelling. From inspection of the plans, there only appears to be space for one car within the proposed garage, and even this would not typically be considered for parking provision unless it meets MfS specifications. Space for a second car could fit directly adjacent to the proposed dwelling, but this would likely make the site cramped and inhibit the ability for cars to enter/exit the garage.

Nevertheless, if overspill parking were to be accommodated on-street instead, the LHA does not anticipate that this would lead to a highway safety concern. However, the LPA may wish to consider the impacts of vehicular parking from an amenity point of view.

Sustainability

The site is situated in a sustainable location within walking/cycle distance of local services, amenities and public transport links. Cycling is a viable option in the area, and the proposed garage can be considered for the secure storage of bicycles.

Conclusion

In summary, 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.

Kyran Schneider

West Sussex County Council – Planning Services

From: Nicola Spencer on behalf of Planning.Responses
Sent: 11 December 2025 16:21
To: Planning Scanning
Subject: FW: Response To Application Number R/58/25/PL at The Bungalow Station RoadLittlehamptonBN16 3BA
Attachments: Response_R-58-25-2.pdf

PL- Consultation-Highways response

Nicola Spencer
Technical Support Manager
Planning Services

T: 01903 737945
E: nicola.spencer@arun.gov.uk

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

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From: [REDACTED]
Sent: 10 December 2025 15:22
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number R/58/25/PL at The Bungalow Station RoadLittlehamptonBN16 3BA

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

Regards

Kyran Schneider

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