

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	Highways, WSCC
DATE:	17/02/2025
LOCATION:	Hanger Down House, Priory Lane, Arundel, BN18 0BG
SUBJECT:	AB/19/25/PL Construction of 1 No self build detached dwelling and associated works. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as a new dwelling.
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.

This application seeks the construction of one self-build detached dwelling and associated works. The site is located on Priory Lane, an unclassified road subject to national speed limit in this location.

An existing access point on Priory Lane will be utilised to serve the proposed dwelling. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Priory Lane. The proposed resurfacing and formalisation works for the existing access will be subject to a licence obtained through the local WSCC Highway Area Office and constructed to a specification agreed with the local WSCC Highway Area Engineer.

A new parking and turning area is proposed within the site, and this appears of suitable size to accommodate an appropriate amount of off-street car parking provision to serve the dwelling, in accordance with Arun Parking Standards.

No details of cycle parking provision have been provided, although the LHA acknowledge the relatively rural site location which may deter cycling for those not confident or experienced. If the LPA believe cycle parking is justifiable, this should be demonstrated in the form of covered and lockable cycle storage, in accordance with Arun Parking Standards.

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.

If the LPA are minded to approve the application, the following informative should be applied:

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle

crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/>

Kyran Schneider
West Sussex County Council – Planning Services

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

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From: [REDACTED]
Sent: 17 February 2025 10:03
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number AB/19/25/PL at Hanger Down House Priory Lane Arundel BN18 0BG

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

Regards

Kyran Schneider

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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