

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Richard Castro-Parker
FROM:	Highways, WSCC
DATE:	21/09/2018
LOCATION:	1-7, Canada Road, Arundel, BN18 9HZ
SUBJECT:	AB/4/18/PL Demolition of 4 No. existing bungalows & erection of 5 No. 2 bedroom dwellings with associated parking & landscape.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Planning Services should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was consulted previously on Highway Matters for this application and provided a response dated 15/02/2018. Subsequently significant amendments have been made to the proposed parking arrangements. The response below has been based upon the latest plans and details provided.

This application seeks the demolition of 4 existing bungalows & erection of 5 x 2 bedroom dwellings with associated parking & landscape at 1-7, Canada Road, Arundel.

Give the proposed net increase of one dwelling it would not be anticipated this application would result in a material impact on the operation of the maintained highway network in the vicinity.

Access and parking will be provided in 2 locations. A layby arrangement will be created on Canada Road to provide 5 parallel spaces. An off street space will be created via Hill Terrace to serve plot 1.

I note the site plan provided annotates areas 'owned' by WSCC. This is not strictly true as the areas indicated as considered 'adopted public highway' and not 'owned' by WSCC.

The layby arrangement will require works upon land consider public highway and without any 'Stopping Up' the spaces created could not be reserved for use specific use by residents of the proposed units. I note a slither at the southern extent of these spaces is not adopted highway. The footway realignment works to facilitate the creation of this layby are within private land. The highway works would therefore need to be implemented via a combined Section 38/278 Agreement.

The applicant should clarify if it is intended to have the areas of public highway within then layby 'Stopped Up'. Though on initial inspection I do not believe this will be satisfactory to the Local Highways Authority.

I would note that in principle the existing 4 dwellings were not provided with any off street car parking so the Local Highways Authority would not be minded to raise any overriding highway issues to the scheme citing parking even if no additional off street car parking was to be provided.

The Local Highways Authority does not consider that the proposal would have a 'severe' impact on the operation of the maintained highway network. Nevertheless the applicant should consider the limitations/implications of providing a parking provision within the adopted highway. It would be advised that the applicant clarify their intentions with regard to the layby and legal status of this land after implementation.

If the Local Planning Authority is minded to grant planning consent the following conditions and informative note would be advised:

Conditions

Access

No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.

Reason: In the interests of road safety.

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractor buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Informative Note

Section 38/278 Agreement of the 1980 Highways Act - Works within the Highway & Provision of Adoptable Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover both the off-site highway works and proposed adoptable on-site highway works. The applicant is requested to contact The Implementation Team Leader [REDACTED] 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 and any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

Ian Hayward
West Sussex County Council – Planning Services