

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Harry Chalk
FROM:	Highways, WSCC
DATE:	12/06/2025
LOCATION:	Land Adjacent 18 Queens Lane, Arundel, BN18 9JN
SUBJECT:	AB/64/25/PL Demolition of existing garage and erection of mixed use building comprising wood workshop to ground floor with single, self-build dwelling above. This application is in CIL zone 2 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 demolition of existing garage and erection of a mixed use building comprising wood workshop on ground floor and single self-build dwelling above. The site is located on Queens Lane, a privately maintained road – as such, these comments should be considered as advice only.

The site benefits from previous planning permission for two dwellings at this site under application AB/136/21/PL. WSCC in its role as Local Highway Authority (LHA) was a consultee for application AB/136/21/PL, raising no highway safety or capacity concerns.

Access to the maintained highway network is at the junction with Queens Lane/Fitzalan Road. The proposed development is not anticipated to give rise to a significant material intensification of use of this junction. I acknowledge that work/live uses such as this reduce the need for a commute, and therefore reducing wider trips on the local highway network.

Three off-street car parking spaces are proposed, which would be in accordance with Arun Parking Standards for a dwelling of this size. Cars can utilise the private road for turning, allowing for cars to exit onto the maintained highway network in a forward gear. The LPA are advised to secure cycle parking provision, to promote sustainable travel.

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

[REDACTED]

WSSC Highways response



Arun District Council, Civic Centre, Maltravers Rd
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www.arun.gov.uk

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From: [REDACTED]
Sent: 12 June 2025 09:52
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number AB/64/25/PL at Land Adjacent 18 Queens Lane Arundel BN18 9JN

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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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