

**WEST SUSSEX COUNTY COUNCIL
COUNTY HIGHWAYS CONSULTATION RESPONSE**

DATE: 08/03/2018

FROM: Ian Hayward

**TO: Arun District Council
FAO: Mr R Temple**

SUBJECT: AL/123/17/PL - Demolition of existing dwelling & erection of 1 No. dwelling (resubmission following AL/83/17/PL).

Mildmay, Hook Lane, Aldingbourne, PO20 3TE

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.

This application seeks the demolition of Mildmay, Hook Lane, Aldingbourne and the erection of 1 No. dwelling (resubmission following AL/83/17/PL).

An appropriate quantity of on-site parking is proposed. The dwelling should also be provided a secure and covered cycle parking provision.

The existing point of access is to be relocated to the norther extent of the western boundary onto Hook Lane, adjacent to The Nook. The proposed point of access will be afforded similar visibility to that of the existing access so no concern would be raised. The access works must be implemented under licence to a specification obtained from WSCC Highways.

The existing access will be redundant as a result of these relocation works. Therefore the access should be closed in accordance with plans and details to be submitted to and approved by the Local Planning Authority. Again a licence and specification will be required from WSCC Highways to implement these closure works.

The Local Highways Authority does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

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

Conditions

Access

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing.

Reason: In the interests of road safety.

Access closure

No part of the development shall be first occupied until such time as the existing vehicular access onto Hook Lane has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

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

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

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 goes not guarantee that a vehicle crossover license shall be granted. Additional information about the licence application process can be found at the following web page:

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

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Ian Hayward
County Highways, West Sussex County Council