

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC – Highways Authority
DATE:	1 May 2025
LOCATION:	Land adjacent to 1 Elm Cottage Hook Lane Aldingbourne PO20 3TG
SUBJECT:	AL/30/25/OUT Outline application with some matters reserved (except access) for 2 No dwellings served from a new access in the location of the existing access. This application is a Departure from the Development Plan.
DATE OF SITE VISIT:	1 May 2025
RECOMMENDATION:	Advice

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

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

Summary

The proposal seeks outline permission with some matters reserved (except access) for 2 no dwellings served from a new access built in the location of an existing access. The applicant has provided plans outlining the location and dimensions of parking provisions as well as turn on site facilities for cars and delivery vehicles. At this stage of planning where only access is to be considered, The Local Highways Authority can only comment definitively upon matters relating to the access. Matters pertaining to layout (including parking and turning as shown) can be advised upon, however will remain undecided until such a time as the reserved matters application is submitted for this aspect of the proposal.

This proposal is supported by a Technical Note (TN) provided by Brightplan.

Access

Access is to be made via Hook Lane, a C classified road in Aldingbourne. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There has been a single recorded collision within proximity of the site access onto Hook Lane, However, from an inspection of accident data it is clear that this was not due to any existing defects with the highway at this point.

Hook Lane has recently undergone consultation for a speed limit change at this point. The proposal was granted and subsequently the speed limit has now been formally reduced from 40mph to a 30mph route throughout.

The proposal seeks to make use of an established point of access, to the west of Elm Cottage- this access it located within an unmade portion of Hook Lane used for parking by

Park Farm Cottages. Although unmade, this portion of Hook Lane does remain within the publicly maintained highway.

The existing site access is gated and serves two domestic garages which are used by the applicant as means of storage. The proposal seeks to remove several trees and vegetation at the site access to assist in access and visibility at this point.

The Technical Note has demonstrated that from the access point of the unmade parking area, visibility splays of 2.4m x 43m are achievable in both directions onto Hook Lane. This visibility splay is in line with Manual for Streets requirements for a road subject to 30mph speed restrictions. The site benefits in positioning on the outside of a bend on Hook Lane which assists in facilitating the required visibility splay.

Visibility from the site access into the parking area has not been provided, it is accepted however that the parking area would not be considered a highly trafficked area and that given the road geometry at this point of Hook Lane, vehicles will be manoeuvring cautiously in anticipation of other road users.

The access to the site is demonstrated as being 3m wide, this does not provide space for two vehicles to pass at this point should conflict occur. The presence of the unmade parking area fronting the site does provide an area of refuge for vehicles to wait or manoeuvre clear of the carriageway should conflict occur. However given the anticipated number of trips generated by two dwellings of this size, it is not anticipated that this would occur frequently.

The proposal appears to remove the gated aspect of access at this point, this is considered suitable given the nature of the access providing a shared functionality.

Vehicular Crossover

The access is fronted by a small amount of highway-maintained verge within the gravel parking area, the applicant is advised that this will require a crossover license to have the point of access formalised over the verge.

Although the access has been in place for some time, the access will require formalising to serve the proposed dwellings. This will prevent any dirt or debris present being dragged into the highway with regular use. Any new vehicular access onto publicly maintained highway is subject to a license obtainable from WSCC Highways Authority. No works can be commenced on the highway prior to the license being obtained.

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 the planning stage.

Site Visit

Although subject to a 30mph speed restriction, actual speeds along Hook Lane during the LHA visit were observed as being below this posted limit. The road context and geometry were not considered conducive to encouraging high vehicle speeds. The Lane is undulating and winding with several narrower portions where hedgerow is also present along both sides of the lane, this was noted as further encouraging road users to proceed cautiously. Hook Lane was not observed as being a heavily trafficked route with three vehicles observed within a 15-minute period.

It was noted whilst on site that the splays are achievable from the centre of the parking area. However, as outlined within the TN would benefit from maintenance of the adjoining hedgerow and planting along the highway edge to the eastern direction. This should be maintained to a height of below 0.6m where under the ownership of the applicant. This will ensure that the splays are achievable for a driver waiting to egress onto the highway. The LHA advise a suitably worded condition to be sealed alongside any permission of this proposal, this will ensure the visibility splays are maintained in perpetuity.

Other matters

The current parking plan shows that two parking spaces would be assigned to each property to serve 3 to 4 bedroom dwellings. The Application Form however outlines that the dwellings would contain 4+ bedrooms each. Within the Arun Parking Standards, it is outlined that dwellings of 4+ bedrooms will require 3 parking spaces. The applicant may wish to take this into consideration prior to seeking the reserved matters for layout and parking. Cycle parking should also be demonstrated within future parking plans.

All parking space dimensions must be in line with WSCC standards and retain the turn on site functionality.

Conclusion

The Local Highway Authority does not consider that the proposal for the access to serve 2 dwellings 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.

Visibility (details approved)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Hook Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Informative

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

https://www.westsussex.gov.uk/media/20290/vco_guidance_notes.pdf

Online applications can be made at the link below, alternatively please call [REDACTED]

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Jodie Wilkes
West Sussex County Council – Planning Services

From: Nicola Oktay on behalf of Planning.Responses
Sent: 06 May 2025 11:23
To: Planning Scanning
Subject: FW: Response To Application Number AL/30/25/OUT at Land adjacent to 1 Elm Cottage Hook Lane Aldignbourne PO20 3TG
Attachments: Response_AL-30-25-1.pdf

WSSC Highways response

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From: [REDACTED]
Sent: 02 May 2025 19:37
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number AL/30/25/OUT at Land adjacent to 1 Elm Cottage Hook Lane Aldignbourne PO20 3TG

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Regards

Jodie Wilkes

Please do not reply directly to this email.

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