

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Freya Clewley
FROM:	WSSC – Highways Authority
DATE:	17 October 2025
LOCATION:	Dell Cottage Norton Lane Chichester PO20 3NH
SUBJECT:	AL/89/25/PL Installation of a gate at the junction of Dell Cottage Access Road and Norton Lane. This application is in CIL Zone 3 (zero rated).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

This application is for the erection of a gate at the junction of Dell Cottage Access Road and Norton Lane. The site is located on Dell Cottage Access Road, an un-classified road subject to a speed limit of 30mph.

It is important to note that Dell Cottage Access Road is currently subject to a Stopping Up Order application under ref: SU04096057 which, if successful, would remove the highways rights over Dell Cottage Access Road.

The proposed gate is set back well within the access road, providing sufficient space for a vehicle to wait clear of the public highway whilst the gate is operated. As such, the LHA would not raise any highway safety concern to the proposed gate, subject to the Stopping Up Order being successful.

The applicant should be aware that should the Stopping Up Order be unsuccessful, the installation of the proposed gates could be considered to obstruct public highway, and the applicant could be liable for enforcement action.

Conclusion

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.

Nicola Elliott
West Sussex County Council – Planning Services

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

Sent: 17 October 2025 12:20
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number AL/89/25/PL at Dell Cottage Norton LaneChichesterPO20 3NH

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

Regards

Nicola Elliott

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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