

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: A Gardner
FROM:	Highways, WSCC
DATE:	22 nd November 2018
LOCATION:	Land adjacent to 4 Gladstone Cottages, Water Lane, Angmering, BN16 4EL
SUBJECT:	A/146/18/PL Construction of new semi-detached dwelling extending existing terrace of cottages.
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☒ More Information ☐ Refusal
£106 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.

Water Lane is 'C' classified public highway subject to a 30 mph speed restriction in this location. The proposals are for new 2-bedroom end of terrace dwelling with new vehicular crossover to provide off-street parking for both the new dwelling and the proposed.

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 recorded injury accident in the vicinity of the site. However, from an inspection of accident data it is clear that this was not due to any defect with the road layout in this location.

From an inspection of the plans the proposed crossover will be approximately 4.9m wide to facilitate off-street parking for two cars side by side, one allocated to the new dwelling and one to the existing. On the basis of one space being allocated for the new dwelling the WSCC Car Parking Demand Calculator estimates a demand for two spaces. A turn on site would be preferred however the LHA acknowledge that the existing parking has limited space for this and has been operating without evidence of highway safety concern. Furthermore, there is the benefit of providing an opportunity to remove a vehicle that would otherwise be parked on the highway in a location where the existing practice is on-street parking by residents of adjoining properties which results in a noticeable narrowing of the existing available carriageway space.

The existing crossover would require to be closed off and the kerb reinstated. Vehicular visibility has not been demonstrated for the new access point on to the classified public highway. Manual for Streets sets out a requirement for a stopping sight distance of 43m for vehicle speeds of 30mph. This should be taken from 2.4m back into the centre proposed access point and extend to the nearside carriageway edge in either direction. If the full splay cannot be achieved without passing through third party land then the applicant should demonstrate that the new access point is no worse than the existing by providing maximum achievable visibility splays for both and will assess the highway safety merits of the scheme on this basis.

Please ask the applicant for this additional information and re-consult.

Katie Kurek

West Sussex County Council – Planning Services