

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                      | Arun District Council<br>FAO: Andrew Wood                                                                                                             |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                                                                             |
| <b>DATE:</b>                    | 8 October 2020                                                                                                                                        |
| <b>LOCATION:</b>                | Land to the South of Downes Way (north of 15 Ambersham Cresc Downes Way Little Hampton BN16 1AA                                                       |
| <b>SUBJECT:</b>                 | A/151/20/OUT<br><br>Outline application for all matters reserved for the erection of 1 No. detached dwelling with associated landscaping and parking. |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                   |
| <b>RECOMMENDATION:</b>          | Advice                                                                                                                                                |
| <b>S106 CONTRIBUTION TOTAL:</b> | 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.

### Site Background

The proposal is for the outline application for the construction of one dwelling with all matters reserved.

The site is located on and accessed via Downes Way, an unclassified Road subject to a 30-mph speed limit.

### Highway Boundary (Stopping Up)

The applicant and the LPA should be made aware that the proposal will see the siting of a building within the Highway Boundary.

Prior to commencement, the Public Highway in question must first be 'Stopped Up' and have its highway rights extinguished.

These dealings are under a Section 247 of the Town and Country Planning Act 1990 and dealt by the Department of Transport National Transport Casework Team.

The Local Highways Authority (LHA) advises the applicant that the granting of planning permission does not guarantee that a 'Stopping Up' application, which will be subject to additional consultation, will be successful.

### Reserved Matters Stage

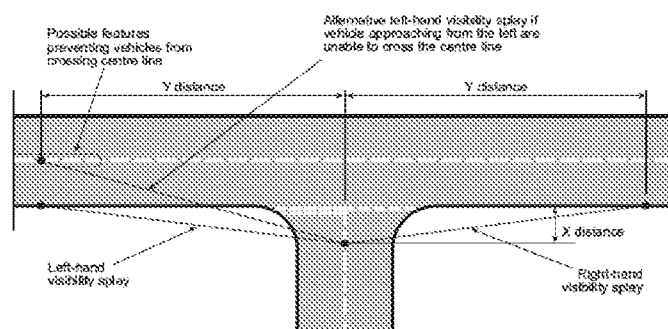
At the reserved matter stage, the Local Highways Authority (LHA) would wish to see,

#### *– Access –*

The Local Planning Authority and the applicant should be mindful that the WSCC Highways Area Office, whom is responsible for the issuing of VCO Licenses, do not wish to see VCO's measuring over 6.4 metres. While this is not a highways safety issue the LHA wish that good planning practices are kept and as such, no planning application is permitted where it cannot be implemented. As a result, the LHA advises the applicant at the reserved matters stage, shows a VCO no greater than 6.4 metres.

At the reserved matters stage, the Local Highways Authority (LHA) advise the applicant to provide maximum achievable visibility splays for both the proposed access points. This will allow the LHA to judge if the proposed access is substandard.

All Visibility splays must include a 2.4m setback distance from the kerb edge of the footway and span in both directions to the kerbed edge. The splays must not intersect third party land, be located solely within land under the control of the applicant or within the Publicly Maintained Highway and include the current road geometry. We have provided a diagram below for your guidance only.



The LPA and Applicant should be advised that depending on the result of such information that the LHA may require an additional 7-day speed survey to be conducted.

#### *– Vehicle and Cycle Parking Layout -*

The applicant should be aware that for the LHA to consider vehicle parking spaces towards the parking provision of the dwelling they should measure no less than 2.4 x 4.8 metres.

A turn on site is preferred where possible. This should allow all spaces to be accessed. The LHA considers 6 metres to the rear of any parking space adequate to perform such a manoeuvre.

Cycle storage shall be provided in accordance with Manual for Streets (MfS) and WSSC guidance for covered, lockable storage.

### 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 109), and that there are no transport grounds to resist the proposal.

*The LHA advises the LPA that if they are mindful to permit the above application than to attach the following informative:*

### ***Informative Note - Stopping Up***

The LHA advises the applicant to contact the DFT Nation Transport Casework Team in order to commence the 'Stopping Up' process.

National Transport Casework team

Tyneside  
Skinnerburn  
Newcastle  
Newcastle  
NE4 7AR

Business  
upon

House  
Road  
Park  
Tyne



Websites:

<https://www.gov.uk/government/publications/stopping-up-and-diversion-of-highways>

<https://www.gov.uk/government/groups/national-transport-casework-team>

**Stephen Garrard**  
**West Sussex County Council – Planning Services**