

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 17/10/2017

FROM: Jodie Wilkes

**TO: Arun District Council
FAO: Mr J Baeza**

SUBJECT: A/176/17/PL- 2 No. dwellings. This application affects a Public Right of Way.

Land between Badgers & Ashurst Ham, Manor Way, Angmering

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution total (see below for breakdown): £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 Local Development 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.

Ham Manor Way is a private highway not maintained by WSCC. Consequently, these comments are for your advice only.

In principle, we would not foresee any issues with this proposal. A number of dwellings are already served from the access road and whilst a small rise in vehicle activities will occur, it is considered unlikely that any adverse impacts will result from this proposal. Traffic Calming measures are present to the north of the site access onto the publicly maintained Highway at Station Road; this seeks to lower vehicular speeds in this location. There are no concerns with visibility or congestion at this access onto Station Road.

Ample parking and turning has been provided, including a double garage for each dwelling and 4 off road parking spaces. The double garages are advised to meet 6m x 6m in order to accommodate for cycle parking, there would appear sufficient space within the site to allow for this.

On the information submitted there would appear to be no grounds to resist this application from the highway point of view.

If the LPA are minded to approve this proposal a condition securing vehicular parking and cycle parking should be included.

**Jodie Wilkes
Planning Services**