

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hebe Smith
FROM:	WSSC – Highways Authority
DATE:	22 January 2025
LOCATION:	110 Downs Way, Littlehampton, BN16 1AF
SUBJECT:	A/2/25/PL Demolition of existing detached garage and creation of 1 No new semi-detached dwelling with associated landscaping and parking. This application is in CIL Zone 4 and is CIL Liable as a new dwelling.
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 proposal is for the demolition of existing detached garage and creation of 1 No new semi-detached dwelling with associated landscaping and parking. The site is located on Downs Way, an unclassified road subject to a speed restriction of 30 mph.

The applicant proposes widening the existing vehicular access to create access for the existing and proposed dwellings on to Downs Way. The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

From inspection of local mapping, there are no apparent visibility concerns with the existing vehicular access point. The LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

The applicant proposes four car parking spaces for this development, which meets the Arun Car Parking Standards for development of this size in this location. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, the proposed parking bays are suitably sized. On-site turning does not appear achievable, so cars may have to exit the site in reverse gear. However, this is not anticipated to give rise to an adverse highway safety impact, owing to good forward visibility in this location. Neighbouring properties operate similar access arrangements with no known highway safety concerns.

The application form states that the development will provide eight secure cycle parking spaces, which should promote sustainable transport options. The site is situated in a sustainable town location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular buses available from Old Worthing Road. Angmering Train Station is situated approximately 1km west of the site.

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.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

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 because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

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

<http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/>

Liz Corcoran

West Sussex County Council – Planning Services

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www.arun.gov.uk

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<https://www1.arun.gov.uk/planning-application-finder>



Sent: 22 January 2025 08:42

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Response To Application Number A/2/25/PL at 110 Downs Way Littlehampton BN16 1AF

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

Regards

Liz Corcoran

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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