

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                                 |                                                                                                                                                                          |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                      | Arun District Council FAO:Anita Gardner                                                                                                                                  |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                                                                                                |
| <b>DATE:</b>                    | 28 March 2019                                                                                                                                                            |
| <b>LOCATION:</b>                | Land between Ashurst & Badgers Ham Manor Way<br>Angmering BN16 4JQ                                                                                                       |
| <b>SUBJECT:</b>                 | A/31/19/PL<br><br>1 No. two storey house (resubmission following A/87/18/PL). This application is a Departure from the Development Plan & affects a Public Right of Way. |
| <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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application A/87/18 to which no objections were raised. The application was refused by the Local Planning Authority (LPA).

The current scheme is a resubmission for four bedroom dwelling with double garage on land between Ashurst and Badgers. Ham Manor Way is privately maintained and also footpath no. 2195. The following should be noted in respect to the Public Right of Way (PROW):

- Safe & convenient public access is to be available at all times across the full width of the PROW. The path is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals.
- Access along the PROW by contractor's vehicles, deliveries or plant is only lawful if the applicant can prove they have a vehicular right. If the path surface is considered damaged as a result of the development then the applicant may be required to make good the surface to a standard satisfactory to West Sussex County Council's Rights of Way team.

From an inspection of the proposed plans two openings will be created for vehicle access creating an in/out drive. The applicant should gain the permission of the proprietor of the private road to carry out the site access works.

The LHA does not consider that the proposal would have 'severe' impact 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.

### INFORMATIVE

The applicant is advised to contact the proprietor of Ham Manor Way to obtain formal approval to carry out the site access works on the private lane

**Katie Kurek**  
**West Sussex County Council – Planning Services**