

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	23 May 2019
LOCATION:	Land between Ashurst and Badgers, Ham Manor Way Littlehampton BN16 4JQ
SUBJECT:	A/55/19/PL Construction of 1 No. new two storey house (resubmission following A/31/19/PL). This application is a Departure from the Development Plan & affects a Public Right of Way.
RECOMMENDATION:	Advice

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.

West Sussex County Council, as the Local Highway Authority (LHA), was consulted previously on Highway Matters under A/31/19 to which no highways objections were raised. The application was refused by the Local Planning Authority (LPA).

Ham Manor Way is privately maintained and footpath no. 2195. From an inspection of the latest plans, including access and car parking arrangements, the LHA comments would not differ from that previously provided. With regard to the public right of way the following should be noted:

- 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. I would advise that the garage is at least 6m depth to allow for secure bicycle storage and car parking. The LPA may wish to secure details of car and bicycle parking via condition.

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 consent for the site access works.

Katie Kurek
West Sussex County Council – Planning Services