

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	14 February 2022
LOCATION:	Land to South and West (Rear) of Birchwood House, Church Lane, Barnham, PO22 0DB
SUBJECT:	BN/8/22/PL Retention of existing site entrance (resubmission following BN/97/21/PL. This site is in CIL Zone 3 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was last consulted previously for highways matters on this site under application BN/97/21/PL which sought retention of the existing site entrance (resubmission following BN/110/20/PL).

More information was requested pertaining to:

- Evidence of the existing nature of the historical access.
- Details over how the parcel of land has otherwise been accessed.
- Details pertaining to visibility provided at the site access point.

No further details were provided, the application was Refused by the Local Planning Authority citing lack of highways information being submitted to demonstrate that access point was safe and suitable.

Post decision it was established that a title plan did exist which shows an access point in the same location as the proposed.

This latest application seeks retention of the access subject of BN/97/21/PL albeit with additional information submitted.

Appendix 2 of the submitted planning statement provides an extract of a title deed that details a historic access gate broadly in the location of the access subject of this application. Appendix 4 of the submitted plan is a statement of an adjoining landowner citing the presence of an access in this location historically. On the balance of probability, the Local Highways Authority accepts that an access likely has existing in this broad location to access and service the land.

The applied for works have now been in place since August 2020, with no reported issues, which does begin to add weight that regardless of any limitations to visibility that the access is in principle safe and suitable in the wider context of Church Lane.

Consideration is also given to the context of the sites location which is an unclassified road, which is anticipate to be slow speed and low flow. Some consideration can be given that the access in question offers comparative levels of visibility to all the other access points on Church Lane.

The land is currently being used for private stabling and animal housing. This is considered to be a low generator of trips. If in the future development was proposed that sought a materially intensive use of the site in highways terms that would be considered on its own merits at that point.

The access crossover, within the extent of the public highway is of a loose construction and does not meet current WSCC crossover specification. The applicant would be invited to retrospectively apply for a crossover licence to regularise the works on the public highway. This will likely require the applicant to resurface the crossover, within the extent of the public highway to current WSCC specification.

In conclusion, given the latest documents submitted, the Local Highways Authority would consider the application difficult to resist citing highway safety reasons. If the Local Planning Authority is minded to grant planning consent the following informative note would be advised:

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 regularise the construction of the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

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

Online applications can be made at the link below, alternatively please call [REDACTED]

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Ian Hayward
West Sussex County Council – Planning Services