

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Ms Myer
FROM:	WSCC - Highways Authority
DATE:	4 August 2021
LOCATION:	Land to rear of Birchwood House Church Lane Barnham PO22 0DB
SUBJECT:	BN/97/21/PL Retention of existing site entrance (resubmission following BN/110/20/PL). This site is in CIL Zone 3 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	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.

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

West Sussex County Council was consulted previously on Highway Matters for this location under planning application BN/110/20/PL for the reinstatement of an existing site entrance.

Comments dated 22/10/2020 were provided requesting more information from the applicant. No further information was provided at the application was ultimately withdrawn.

The current proposal is essentially a resubmission of the previous application however the application is now described as 'retention of existing site entrance'.

Context

The proposal seeks retention of existing site entrance at Land to the rear of Birchwood House, Church Lane, Barnham.

The Local Highways Authority does not have any evidence to conclude that there has been an access at this location prior to the works.

As such the adequacies of the access will be assessed as if it was a new point of access onto the maintained highway network, using current guidance and standards.

Existing Arrangements

The access is to serve a parcel of land that in the application form is listed as being occupied by donkeys and a small stable. In order to establish a base line, position the applicant should detail how the parcel has been being accessed in the recent past. Or was this parcel of land previously inaccessible?

A comparison / assessment can then be made against this and the proposed access arrangements.

Visibility

No plans have been submitted to demonstrate the maximum achievable visibility splays at the access point. These splays should be drawn as per the principles of manual for streets and only require land either under control of the applicant or that considered public highway.

Further guidance on how to draw the splays can be provided directly to the applicant if required. Splays should also be demonstrated for the existing access arrangements once those have been established as per comment above.

Retrospective

I note the applications is retrospective in nature. Access crossover works on the public highway must be implemented under licence to a specification obtained from WSCC Highways. Can the applicant provide evidence this licence was granted? There may be a requirement for the applicant to seek a retrospective licence if planning approval is granted.

Conclusion

Before substantive comments can be provided, I would ask the above matters are raised with the applicant and WSCC re-consulted.

Ian Hayward

West Sussex County Council – Planning Services