

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Zac Denton
FROM:	WSCC - Highways Authority
DATE:	9 April 2019
LOCATION:	Mistletoe Farm Horsemere Green Lane Littlehampton BN17 5QZ
SUBJECT:	CM/13/19/RES Application for approval of reserved matters following outline approval CM/37/18/OUT for the redevelopment of site with 2no. 4 bed detached bungalows & associated works.
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 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, in its capacity as the Local Highway Authority (LHA), was consulted previously on Highway Matters for this location under planning application CM/37/18 (Outline with matters of access sought for 2 x dwellings) to which no objections were raised. This reserved matters application seeks approval for all other matters.

As per previous comments the access and internal layout were demonstrated as suitable in visibility and geometry terms. The previously submitted Technical Note demonstrated that all anticipated vehicles can turn on site in order to exit on to Horsemere Green Lane in a forward gear. The existing vehicle crossover will be widened and a licence from the Area Engineer for these works to the public highway should be sought.

The garage for plot two is not sufficient in size to be counted toward allocated parking (6m by 6m internally). The LHA advise that this be enlarged in order to count toward parking provision for cars and bicycles, details of which can be secured 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.

Access

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved plan.

Reason: In the interests of road safety.

Car parking space

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

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 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. 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 01243 642105.

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

Katie Kurek
West Sussex County Council – Planning Services