

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: A Gardner
FROM:	Highways, WSCC
DATE:	21 st December 2018
LOCATION:	Mistletoe Farm, Horsemere Green Lane, Climping, BN17 5QZ
SUBJECT:	CM/37/18/OUT Outline application with some matters reserved for the redevelopment of site with 2 no. 4-bed detached bungalows & associated works (resubmission following CM/10/18/OUT). This application is a Departure from the Development Plan.
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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, as the Local Highway Authority (LHA), was consulted previously on Highway Matters for this location under planning application CM/10/18 for 4 x dwellings to which no highways objections was raised. The Local Planning Authority (LPA) refused the application.

This current resubmission is a reduced scheme for 2 x 4-bedroom bungalows accessed via the existing private access drive joining the unclassified Horsemere Green Lane, subject to a 40mph speed restriction in this location. The existing VCO will be widened to allow two cars to pass in the access and be made up of a hardbound material. The access, turning and visibility are same as previous LHA comments to CM/10/18, which should be read in conjunction with this response. In summary the visibility at the access was previously demonstrated as suitable to the posted speed limit (2.4m by 120m). The Technical Note demonstrates that a Refuse Collection vehicle and Pumping Appliance can turn on site to exit in a forward gear.

Sufficient allocated parking and visitor bays will be provided for the dwellings and the LHA also advise that bicycle storage is provided to encourage sustainable transport modes.

Trip generation is anticipated to be reduced with this down-scaled scheme and no capacity concerns to the nearby road network are expected.

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 drawing.

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 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

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 goes not guarantee that a vehicle crossover license 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/>

Katie Kurek

West Sussex County Council – Planning Services