

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 24/10/2008

**FROM: Jamie Brown TO: Arun District Council
FAO: Z Ellwood**

SUBJECT: PA/25/08/ - Stationing residential mobile home for setteld gypsy accomodation, erection of 1.8m high gates & formation of crossover.

The Wood Yard, France Lane, Patching, West Sussex

CONSULTATION DATE: 16/10/2008

RECOMMENDATION:

Advice Objection	☒ ☐	Modification No Objection	☐ ☐	More Information Refusal	☐ ☐
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TAD contribution: £ 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 Local Development should be considered to be advice only, with respect to this planning application.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. PA/20/08 to which no objections were raised.

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.

The proposal is for a residential mobile home with access onto France Lane via a new access point. From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto France Lane. It is noted that the applicant is proposing gates at the new site vehicular access, these gates must open inwards of the property and be set back a minimum of 5 metres from the highway. The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the proposed new point of access, indicating a low risk of highway safety issues with this proposal.

Any approval of planning permission would be subject to the following conditions:

Gates

Any gates provided at the new site vehicular access shall open away from the highway and be set back a minimum of 5 metres from the nearside carriageway edge of the adjoining highway.

Reason – To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

INF8

West Sussex County Council as Highway Authority would remind applicants that they may have to provide on the application site; areas for the parking and unloading of vehicles, temporary contractor buildings, plant and stacks of materials as the use of the adjacent public highway for these purposes may not be acceptable under the terms of the Highways Act.

Jamie Brown
Local Development