

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	Highways, WSCC
DATE:	06/01/2025
LOCATION:	Long Acre, The Street, Walberton, BN18 0PY
SUBJECT:	WA/102/24/PL Erection of 6 No. dwellings with car ports and car parking along with a new ecology and open space area with use of existing access onto The Street. This application may affect the setting of listed buildings, may affect the character and appearance of the Walberton Green conservation area, is in CIL Zones 2 and 3 and is CIL liable for new dwellings.
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.

Summary and Context

This application seeks the erection of six residential dwellings. The site is located off The Street, a C-classified road subject to a speed restriction of 30 mph. The proposals are supported by a Transport Technical Note (TN) prepared by Nick Culhane. Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility

The existing vehicular access point on The Street will be utilised for this development, being widened to 5.5m to allow two large cars to pass one another. The proposed access works taking place within the maintained highway will be subject to a licence obtained through the local WSCC Highway Area Office.

Visibility splays of 2.4m x 43m have been demonstrated in both directions in accordance with Manual for Streets (MfS) parameters for a 30 mph speed restriction. In addition, access and egress for a refuse vehicle has been demonstrated via swept path tracking to the satisfaction of the LHA.

Capacity

The TN includes trip generation data ascertained from the TRICS Database. The data indicates that a development of this size would generate approximately 27 daily two-way movements, three of which will take place in the AM and PM peaks. Such an increase would not be anticipated to result in an adverse highway safety impact, nor adversely impact upon the operation of the local highway network.

Parking and Turning

17 car parking spaces are to be provided for this development, which would be in accordance with Arun Parking Standards for a development of this size and location. The proposed parking bays/carports appear suitably sized and on-site turning appears achievable.

Regarding bicycles, each of the plots are shown to be provided with secure cycle parking provision in accordance with Arun Parking Standards.

Sustainability

The site is located within Walberton Village, which provides limited services/amenities within walking distance. Larger villages such as Barnham are within cycle distance of the site, but the surrounding roads may be limited to confident cyclists only. A limited bus service is available from The Street, which provides links to Bognor Regis and Arundel. Considering these points, the LHA anticipates that residents may have a reliance on the private car for most trips outside of the village.

Conclusion

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition and informative should be applied:

Condition

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

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 because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

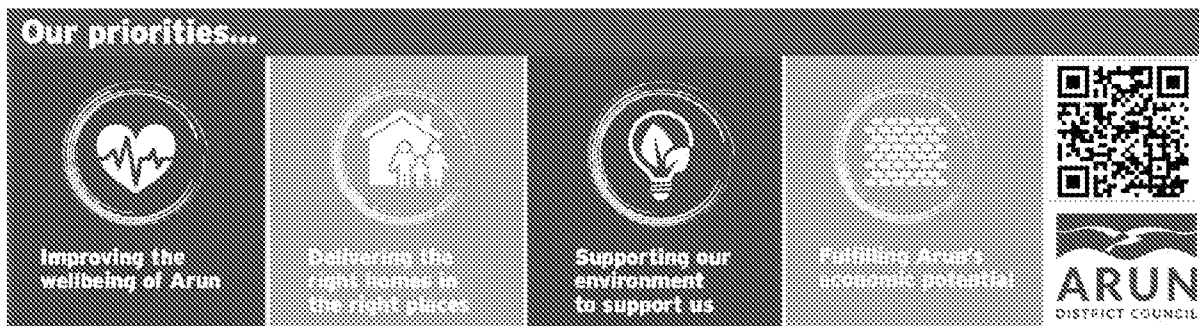
<http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/>

Kyran Schneider
West Sussex County Council – Planning Services

WSSC Highways response

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notifications of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



From: [REDACTED]
Sent: 06 January 2025 15:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number WA/102/24/PL at Long Acre The StreetArundelBN18 0PY

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Please could the attached response be distributed to the relevant case officer.

Regards

Kyran Schneider

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.
