

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Andrew Wood
FROM:	WSCC - Highways Authority
DATE:	28 March 2019
LOCATION:	Fairmead Farm Land Binsted Lane Arundel BN18 0LQ
SUBJECT:	WA/23/19/DOC Approval of details reserved by condition imposed under ref WA/84/17/PL relating to Condition Nos 4 vehicular access and 6 external lighting.
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 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 applications no. WA/84/17/PL to which no objections were raised.

After inspection of the newly submitted plans covering Condition Nos. 4 - Vehicular Access, the Local Highways Authority (LHA) would comment that these are acceptable.

The access is constructed from loose material. This may result in material being dispersed onto the public highway affecting the surface of the road. The applicant should provide a gravel trap or area of block paving, or other bound material, at the point of access onto Binstead Lane (on land within the applicant's control; not within the publicly maintained highway).

However the LHA are mindful that there is an access existing here and an existing use within the site which could already result in material being pulled onto the carriageway. As such continuing with this existing surfacing arrangement can be considered acceptable in principle. The LHA would advise that it is the responsibility of the applicant to rectify any issue of debris in the highway at their own cost.

Stephen Garrard
West Sussex County Council – Planning Services