

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 15/7/2009

**FROM: Liam Riddy TO: Arun District Council
FAO: Mr J Baeza**

SUBJECT: WA/38/09

Felsted Cottage, Arundel Road, Fontwell

Outline application for erection of single dwelling using existing access

CONSULTATION DATE: 12/6/2009

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

S106 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. WA/49/08 to which no highway 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. Additionally, a site visit was carried out on 6/8/2009 by Liam Riddy and Ian Gledhill.

The proposal is for a single dwelling unit with access onto Arundel Road via an existing access point; however this access point displays no evidence of usage by vehicles for a significant period of time.

From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto Arundel Road due to the wide highway verge, and the most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal. However, due to the proximity of a footpath outside this access the applicant would be required to provide pedestrian visibility splays in the interests of safety, and it is recommended that a condition be attached to secure splays of 2 metres by 2 metres either side of the proposed site vehicular access onto Arundel Road. These visibility splays should thereafter be kept free of all obstructions over a height of 0.6 metres above adjoining carriageway level.

Turning arrangements at the site allow for vehicles to enter and exit the site in a forward gear, and vehicle parking is within WSCC maximum standards. Cycle parking is proposed; however the details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA). This must be secure, covered and be capable of storing at least one cycle per bedroom of the converted building, a condition is recommended to secure this in order to provide alternative travel options to the use of the car in accordance with WSCC published parking standards.

The applicant is advised to contact the Area Engineer, West Sussex County Council, Drayton Lane, Drayton, Chichester, PO2 6BW, (Tel no: 01243 836900) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Liam Riddy
Local Development