

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Stuart Corbey
FROM:	Highways, WSCC
DATE:	18/10/2018
LOCATION:	Land to the rear of 7 The Meadows Walberton BN18 0PB
SUBJECT:	WA/75/18/OUT Outline application with some matters reserved for 1 No. dwelling. This application may affect the Walberton Village Conservation Area.
DATE OF SITE VISIT:	N/A
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 Strategic Planning 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.

This is an outline application with some matters reserved for the erection of one dwelling on garden land to the rear of 7 The Meadows. The site is situated on The Meadows, an unclassified residential road subject to a speed limit of 30mph.

The proposed site will be accessed via a private shared driveway off of Church Lane, an unclassified residential road subject to a speed limit of 30mph. The applicant should obtain formal approval from the proprietor of the private drive for the site access works. Visibility at the junction onto Church Lane appears sufficient for the anticipated road speeds. To the west of the junction, Church Lane provides single track, no-through access to the church, with no turning or passing places therefore it is anticipated that this portion of Church Lane is likely to be very lightly trafficked and slow speed. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the junction with Church Lane and therefore there is no evidence to suggest that the junction is operating unsafely or that the addition of a single dwelling would exacerbate an existing safety concern.

The proposal does not include details of the site layout as this is a reserved matter – the LHA would expect sufficient parking provision for the proposed dwelling in accordance with the WSCC parking demand calculator. Each parking space should meet minimum specifications as set out in Manual for Streets of 2.4 x 4.8m. Garages should meet minimum *internal dimensions* of 3 x 6m for a single garage or 6 x 6m for a double garage. A turn on site would be preferred in order to enable vehicles to exit onto the public highway in a forward gear. Details of parking and turning would be expected at Reserved Matters stage.

The site is located within walking distance of Walberton Village which contains a small variety of local shops and services and a primary school. The site is within walking distance of bus stops which provide infrequent services to Chichester, Bognor Regis and further afield. The LHA anticipate that

there will be reliance upon the private car for the majority of trips. Cycling is a viable option within the vicinity and details of secure and covered cycle storage would be expected at Reserved Matters stage.

In conclusion, the LHA does not consider that the proposal for a single dwelling 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.

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

Informative

The applicant is advised to contact the proprietor of the private access drive in order to obtain formal approval for the site access works onto the private lane.

Nicola Fry
West Sussex County Council – Planning Services