

**WEST SUSSEX COUNTY COUNCIL  
PLANNING SERVICES CONSULTATION**

**DATE: 20<sup>th</sup> November 2017**

**FROM: Stephen Gee TO: Arun District Council  
FAO: Ross Leal**

**SUBJECT: WA/76/17/PL - 5 No. dwellings with associated car parking, garaging, landscaping & bin storage & the creation of 2 No. new accesses onto Wandleys Lane. This application is a Departure from the Development Plan.**

**Land South of Wandleys Farm, Wandleys Lane, Walberton, West Sussex,  
BN18 0QR**

**DATE OF SITE VISIT: 21<sup>st</sup> July 2017**

**RECOMMENDATION:**

**Advice  
Objection**

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**Modification  
No Objection**

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| X |

**More Information  
Refusal**

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**S106 contribution total (see below for breakdown): £**

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The application is for 5 dwellings and two new accesses onto Wandleys Lane. The site is located on Wandleys Lane, Fontwell, Pre application discussions and a site meeting took place in January 2017.

A transport statement has been submitted in support of the application.

**Access**

The development proposes two new accesses and the formalisation of the exiting access to Wandleys Farm, including the stopping up access into the field. Visibility of 64.8m x2.4m is to be provided which is in excess of Manual for Streets (MfS) requirements for a 30mph road, but in accordance with the 85th percentile speeds, taken from a survey carried out on Wandleys Lane. The access points will need to be constructed under Minor Highways Works licence/agreement. A plan showing indivisibility between the junctions has also been provided.

Tracking has been provided to demonstrate the proposed access points are workable. A 7.5t panel van has been used to demonstrate this. Given the width of Wandleys Lane it would not be unusual for vehicles when entering or exiting the access points to overhang/use part of the opposite carriageway to enter/exit the accesses, as is normally the case in rural locations.

**Sustainable transport**

Limited opportunities exist for sustainable travel from the site, no dedicated footway is provided within the vicinity of the application site and public transport is limited. Barnham station is located to the south and can be accessed via the five village's cycle route (accessed to the north of West Walberton Lane) and as such the vast majority of trips are likely to be undertaken by private vehicle.

**Trip generation.**

The site is anticipated to generate 24 daily vehicle movements of which 3 are in the AM peak and 3 in the PM peak. This level would not result in a severe impact on the local highway network.

## Parking

Parking is provided in line with WSCC parking demand calculator with 11 spaces provided for residents and visitor parking being provided within the internal

## Conditions

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

### *Access (details approved, access provided prior to commencement)*

No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.

Reason: In the interests of road safety.

### *Visibility (details approved)*

No part of the development shall be first occupied until visibility splays of 64.8 metres by 2.4 metres have been provided at the proposed site vehicular access onto Wandleys Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

### *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.

### *Minor Highway Works*

The applicant is advised to contact the Highway Licensing team [REDACTED] to obtain formal approval from the highway authority to carry out the site access works on the public highway.

**Stephen Gee**  
**Planning Services**