

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hebe Smith
FROM:	Highways, WSCC
DATE:	25/06/2026
LOCATION:	2 Downview Road, Yapton, BN18 0HS
SUBJECT:	Y/31/26/PL Erection of terrace of 3 No town houses with gardens and parking spaces (resubmission following Y/5/26/PL). This application is in CIL Zone 2 and is CIL Liable as new dwellings.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information / Modification

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

Summary and Context

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed erection of a terrace of three town houses with gardens and parking spaces.

For context, this application is a resubmission of application Y/5/26/PL, which previously sought the erection of four town houses. The LHA was a consultee for application Y/5/26/PL, requesting further information relating to stopping up, vehicular visibility and vehicle parking. This application was withdrawn.

Following a review of the submitted application documents, the LHA requests more information from the applicant, subject to the below comments.

Content

Having inspected the submitted plans, it does appear that the application site partially encroaches into the maintained highway boundary. For the land to be incorporated into the site, the highway rights would need to be formally removed by way of a Stopping Up Order. This would be subject to a separate process administered by the Department for Transport's National Casework Team. The Highway Authority along with other statutory undertakers and interested parties would be consultees in this process. The "Stopping Up" process would follow any granting of planning permission, however there is also no guarantee that this process would be successful. The comments made here would not constitute the Highway Authority's formal position regarding any future Stopping Up.

I would note however that part of the adjoining maintained highway is also within WSCC ownership. Therefore, any WSCC owned land would need to be ultimately purchased by the applicant. At present, WSCC does not normally negotiate on small parcels of land, so there is no guarantee that the applicant would be able to purchase the land. Thus, there is no guarantee that any subsequent planning permission could be lawfully enacted.

So, the LHA would advise the applicant to modify the plans to ensure that no encroachment into the maintained highway takes place. This is to ensure that if planning permission is granted by the LPA, that the permission can be implemented lawfully. The applicant may

wish to liaise with WSCC's Highway Boundary Team and Property Information Team to assist with determining the extent of the maintained highway boundary and WSCC ownership.

Conclusion

Please raise the above points with the applicant and reconsult. Upon receiving amended plans, the LHA can assess the application further.

Kyran Schneider
West Sussex County Council – Planning Services

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Sent: 25 June 2026 10:37

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Response To Application Number Y/31/26/PL at 2 Downview RoadArundelBN18 0HS

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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.

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