

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	4 June 2019
LOCATION:	Lake Barn Maypole Lane Arundel BN18 0DR
SUBJECT:	Y/32/19/RES Application for reserved matters following outline permission Y/77/17/OUT for erection of detached single storey dwelling house with vehicular access from Maypole Lane.
DATE OF SITE VISIT:	
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	

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.

A new access is proposed on to Maypole Lane which is a 'G' Green Lane maintained by WSCC to a limited standard. The new access should be constructed to a licence and specification agreed with the Area Engineer. There is no formal speed limit on this section of the limited maintenance road. However, only one other property is served via the Lane in this location and the no-through lane is anticipated to be lightly trafficked with slow vehicle speeds. The splayed access point allows for some form of pedestrian visibility on to Maypole Lane which, considering the footbridge to the north is a public right of way, would be a benefit to the anticipated level of pedestrian foot traffic in this location.

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 site. Therefore there is no evidence to suggest that the new access will operate unsafely.

The current proposed plans meet the Vehicle Parking standards and Cycle Parking Standards set out by WSCC.

The Local Highway Authority (LHA) does not consider that this proposal 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 conditions should be applied:

Visibility Splays

No part of the development shall first be occupied until Maximum achievable visibility splays of 2.4m x (Max Achievable) shown on the plans submitted to the Local Planning office. These splays shall thereafter be retained at all times.

Reason: In the interest of road safety.

Parking

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle Parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Stephen Garrard
West Sussex County Council – Planning Services