

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 10/09/2010

**FROM: Liam Riddy TO: Arun District Council
FAO: Amelia Stroud**

SUBJECT: Y/58/10

34 Downview Close, Yapton

Outline application for new dwelling

CONSULTATION DATE: 3/8/2010

RECOMMENDATION:

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

S106 contribution: £ N/A

The Highway aspect of 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.

WSCC considers issues of highway safety, capacity and archaeology regarding this application.

Highways

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 outline application is for the erection of an additional dwelling using an existing shared access drive onto Downview Close. From an inspection of the plans alone there is no apparent visibility issue at the point of access, however pedestrian visibility should be secured by condition.

It would appear that the shared access is not wide enough to allow 2 vehicles to pass each other, and WSCC would therefore recommend that the access is widened to 4.5m to allow for this – and would also recommend that this be secured by condition. Furthermore, WSCC would recommend that a condition be attached to ensure that surface water does not discharge onto the publicly maintainable highway.

The application also proposes 3 parking spaces, which would seem excessive for this development. However, WSCC does not anticipate that the provision of these spaces would have a negative impact on highway safety in this location.

The new dwelling is to be situated in a sustainable location, however WSCC would recommend that cycle parking at the site is secured by condition in order to encourage residents to utilise sustainable transport modes.

In summary, WSCC has no highway concerns regarding this application subject to conditions regarding Access, Pedestrian Visibility, Surface Water Drainage and Cycle Parking. WSCC can

advise on the appropriate wording for these conditions if necessary. Additionally, the applicant is advised to contact the Area Engineer, West Sussex County Council, Drayton Lane, Drayton, Chichester, PO20 6BW, (Tel no: 01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Archaeology

No archaeological implications - the proposed dwelling appears to be sited on top of an infilled section of the former Portsmouth and Arundel canal. The applicants may wish to explore this further with their agent/ builder as it may influence their choice of foundation design.

Liam Riddy
Local Development