

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hebe Smith
FROM:	WSCC – Highways Authority
DATE:	12 March 2026
LOCATION:	2 Downview Road Arundel BN18 0HS
SUBJECT:	Y/5/26/PL Erection of terrace of 4 No town houses with gardens and parking spaces. This application is in CIL Zone 2 and is CIL Liable as new dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary

The proposal seeks to erect four dwellings on land to the south of 2 Downview Road. The properties are to be accessed via Burndell Road, a B classified Road subject to 30mph speed restrictions.

Stopping up

The proposed dwellings and amenity land appear to be sited partially on land which is publicly maintained highway, the use of this land would be subject to a successful Stopping Up process to formally remove the highway rights. The length of verge fronting Burndell Road at this location is publicly maintained highway. From scaling and measuring the plans, it appears that the dwellings are to be sited approx 4m from the edge of the carriageway and the frontage amenity space extends within even closer proximity to the existing footway.

The verge proposed to be incorporated does form part of the public highway. 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.

If the applicant does not intend to explore this route, it would be advised that the design of the development is reconsidered to allow unobstructed access to the publicly maintained verge in this location.

Visibility

The development represents an intensification of use of the existing access onto Burndell Road, visibility splays should be provided from the site access to demonstrate that the proposed amenity land would not impede on visibility along the carriageway in the leading direction. Visibility splays should also not be impacted for users emerging from Downview Road. For a 30mph road such as this, visibility splays of 2.4m x 43 m should be achievable in line with Manual for Streets parameters.

Parking

The parking distribution has not been acknowledged within any of the associated documentation, however, appears to provide a single space per dwelling and a parking space for the host dwelling.

The three parking spaces to the north of the site appear workable, there are a further two parking spaces to the east of the dwellings. Vehicles will be encouraged to park in parallel at this location. Where it is the case that tandem vehicles will be parked by users of different households, it would be considered that a 2m x 6m parking bay would be sufficient to allow a vehicle to navigate into the space (in this instance in the southern tandem space- with no clear space to the rear). This facilitates sufficient space for a vehicle to manoeuvre and make use of the parking allocation if a vehicle was parked in the opposite bay. A smaller allocation than 6m in this space may cause issues with amenity, preventing users from making use of the parking provision.

Conclusion

The applicant is advised to consider the matters as outlined above and once additional information is available, please reconsult.

Jodie Wilkes
West Sussex County Council – Planning Services

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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