

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	6 August 2021
LOCATION:	Wayside Cottage Burndell Road Arundel BN18 0HP
SUBJECT:	Y/65/21/HH Drop kerb.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

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.

Please find additional comments pertaining to the carparking and access conditions. All other comments and informative's can be found in our previous response.

Parking

The applicant has provided details of an existing hardstanding area proposed for parking. No details of the existing vacant house have been provided i.e bedroom count. The LHA advises that as per the plans any parking demand of the site can be accommodated within the site. The LHA advises the applicant checks Arun's Parking Standards to see if this complies.

WSCC local mapping shows that there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety.

The Planning Authority may wish to consider the potential impacts of this development on on-street parking.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

The LHA advises the LPA that if they are mindful to permit the above application then to attach the following condition:

Access

The use of the parking area shall not commence until the vehicular access serving the development has been constructed in accordance with the approved site plan.

Reason: In the interests of road safety.

Stephen Garrard
West Sussex County Council – Planning Services