

[REDACTED]

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**From:** Nicola Fry [REDACTED] **On Behalf Of** CCD Planning Consultations  
**Sent:** 25 February 2019 14:27  
**To:** Planning.Responses  
**Subject:** RE: Planning Consultation on: Y/9/19/HH

Please could this Planning Services Response be distributed to the relevant officer.

Many thanks

Nicola

Nicola Fry | Senior Technician | Information Management | Planning Services | Economy, Planning and Place  
West Sussex County Council  
Location: Ground Floor, Northleigh, Chichester, PO19 1RH

[REDACTED]

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**From:** Mark Woodman **On Behalf Of** SU Local Development  
**Sent:** 14 February 2019 15:06  
**To:** CCD Planning Consultations  
**Subject:** FW: Planning Consultation on: Y/9/19/HH

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**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) [<mailto:planning.responses@arun.gov.uk>]  
**Sent:** 13 February 2019 15:04  
**To:** SU Local Development  
**Subject:** Planning Consultation on: Y/9/19/HH

To: WSCC( ROW/Strategic/Highways)

**NOTIFICATION FROM ARUN DISTRICT COUNCIL**  
**Town & Country Planning Act 1990 (as amended)**  
**Town & country Planning (Development Management Procedure) (England) Order 2015 -**  
**Articles 16 & 18 Consultation before the grant of permission**  
**Planning Permission for Works or Extension to a Dwelling**

**APPLICATION** Y/9/19/HH  
**NO:**

**Registered:** 5th February

2019  
**Site Address:** 5 Hobbs Court, The Potting Barn Bilsham Road Yapton BN18 0JY  
**Grid Reference:** 497561 102044  
**Description of Works:** New crossover to single dwelling. This application may affect the setting of a listed building.

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The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

**Should you have any comments to make, these should be sent by replying to this email by 14-MAR-19.**

You can also monitor the progress of this application through the Council web site: [www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

**Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.**

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

When the appeal relates to a householder application any comments on the application will be considered by the Inspectorate; there is no opportunity to make any further comments.

The officer dealing with this application is Amber Willard who can be contacted on telephone number 01903 737500 x37445.

Regards  
Planning Officer

consultee\_email

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<http://www.arun.gov.uk>  
DX 57406 Littlehampton  
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## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                                 |                                                                                                                                                                                                                                            |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                      | Arun District Council<br>FAO: Amber Willard                                                                                                                                                                                                |
| <b>FROM:</b>                    | Highways, WSCC                                                                                                                                                                                                                             |
| <b>DATE:</b>                    | 25/02/2019                                                                                                                                                                                                                                 |
| <b>LOCATION:</b>                | 5 Hobbs Court, The Potting Barn, Bilsham Road, Yapton, BN18 0JY                                                                                                                                                                            |
| <b>SUBJECT:</b>                 | Y/9/19/HH<br>New crossover to single dwelling.                                                                                                                                                                                             |
| <b>DATE OF SITE VISIT:</b>      | N/A                                                                                                                                                                                                                                        |
| <b>RECOMMENDATION:</b>          | <input type="checkbox"/> Advice <input type="checkbox"/> Objection<br><input type="checkbox"/> Modification <input type="checkbox"/> No Objection<br><input checked="" type="checkbox"/> More Information <input type="checkbox"/> Refusal |
| <b>S106 CONTRIBUTION TOTAL:</b> | £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.

This proposal is for the creation of a vehicle crossover to serve the existing dwelling. The site is located on Bilsham Road, a B-classified residential road subject to a speed limit of 40mph in this location.

The LHA provided pre-application advice in regards to this proposal. Historically, an access in this location was approved under Y/4/11 subject to a condition securing visibility splays of 2.4 x 120m in both directions at the proposed access. The access was never implemented according to this condition and access arrangements to the site were then amended under application Y/65/15 demonstrating the use of only the existing and current access to the site. At the pre-application stage it was noted that a highway safety concern would not be raised to this proposal subject to demonstration of sufficient visibility splays.

### Access and visibility

The site is currently accessed via the existing access to the south, shared with a number of other dwellings. This proposal will retain the existing VCO for the remainder of the dwellings on site; however, a new VCO will be constructed for The Potting Barn onto Bilsham Road. The proposed plans indicate that the VCO will be approximately 8.8m wide in this location. The applicant should be aware that a licence will be required for the VCO and must be constructed to a specification agreed with them. The Local Area Engineer has been consulted on this application as a licence may not be granted for a VCO of greater than 6.4m wide. The Area Engineer's comments will be forwarded in due course.

A gate will be erected at the site entrance at a distance of 7.5m from the back edge of the carriageway. The plan indicates that the gate will open inwards of the site to ensure that vehicles do not obstruct the public highway whilst the gate is in operation.

The applicant has provided a visibility splay plan demonstrating splays to 120m in each direction at 2.4m back from the carriageway edge. However the splays to the north of the access utilise land which does not appear to be under the applicants' control or land within the public highway. The applicant should provide revised splays demonstrating that 120m visibility is achievable, utilising land only within

the applicants' control or public highway. A plan demonstrating the extent of the public highway in this location has been attached to the end of this response.

If splays of 2.4m x 120m in each direction are not achievable, the applicant should demonstrate maximum achievable visibility at the proposed access and a 7 day speed survey should be undertaken to establish that vehicle speeds in this location are in accordance with the achievable visibility splays.

#### Parking and turning

The proposed plan indicates that the existing parking area will be extended to provide sufficient space for at least five vehicles to park. This is anticipated to provide sufficient parking provision for the existing dwelling. There appears to be sufficient space for vehicles to turn on site and exit onto the public highway in a forward gear.

#### Conclusion

The applicant is requested to demonstrate that 120m visibility is achievable to the north of the proposed access as set out above. If this is unachievable, maximum achievable visibility splays should be demonstrated and supported with a seven day speed survey.

Please request this additional information and re-consult.

**Nicola Fry**

**West Sussex County Council – Planning Services**

**Legend**

-  Bridges & Large Structures
-  Bus Stops
-  Highway Planning Consultations
-  Road Traffic Vehicle Information

**Road Traffic Collision Information**

**Severity**

-  Fatal
-  Serious
-  Slight

Road Traffic Casualty Information

**Road Names**

**Road Class**

-  Motorway
-  A Road
-  B Road
-  C Road
-  D Road
-  E Road
-  G Road
-  P Road
-  Q Road
-  R Road
-  Other Roads

**Road Network**

**Class**

-  Motorway
-  A Roads
-  B Roads
-  C Roads
-  D Roads
-  E Roads
-  G Roads
-  P Roads
-  Q Roads
-  R Roads
-  Other Roads

**Date:**

**Author:**

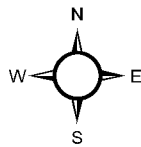
Scale 1:1,000

0 5 10 20 30 40  
Metres

**Map Notes**

**Speed Limits**

Not Recorded/Unknown



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