

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	18 March 2019
LOCATION:	5 Hobbs Court Bilsham Road, Arundel, BN18 0JY
SUBJECT:	Y/9/19/HH New crossover to single dwelling. This application may affect the setting of a listed building. Amendment received.
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.

The LHA has been re-consulted on this application following the submission of supporting documents, namely a transport assessment and technical drawings provided for the previously approved crossover in this location.

A one day speed survey was undertaken in May 2015 which recorded speeds of approximately 28mph in each direction, albeit closer to the double bend to the south. The technical drawings submitted at that time indicated achievable splays of 2.4m x 120m to the south and 2.4m x 116m to the north and these splays were accepted by the LHA at that time. The LHA are not aware of any major changes within the highway network in this location that would require an additional speed survey to be conducted for this small scale proposal. The applicant has demonstrated splays of 2.4m x 120m to the south and 2.4m x 116m to the north on the current plans. As such the LHA is satisfied that this proposal is not anticipated to result in a highway safety concern in this location.

Conclusion

The 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 and informative should be applied:

Conditions

Access

The use of the car parking and turning spaces shall not commence until such time as the vehicular access has been constructed in accordance with the details shown on the drawing titled Proposed Site Block Plan- Drawing number 011B.

Reason: In the interests of road safety.

Car Parking and Turning Space

The use of the access shall not commence until such time as the parking and turning area has been constructed in accordance with the details shown on the drawing titled Proposed Site Block Plan - Drawing number 011B. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Visibility

No part of the development shall be first occupied until visibility splays of 2.4 metres by 120 metres to the south and 2.4 metres by 116 metres to the north have been provided at the proposed site vehicular access onto Bilsham Road in accordance with the details shown on the drawing titled Proposed Site Block Plan - Drawing number 011B. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

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-f-or-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-f-or-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Nicola Fry

West Sussex County Council – Planning Services