WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	11 December 2020
LOCATION:	48 Manor Road Lancing BN15 0HG
SUBJECT:	AWDM/1397/20 Formation of vehicular access. New plans received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
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 Local Development 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.

The LHA has been re-consulted on this proposal following submission of revised plans demonstrating visibility splays at the proposed access.

The revised plans demonstrate visibility splays, however some of the drawings show splays drawn into the neighbouring properties and these cannot be taken into consideration as splays cannot be maintained in perpetuity if they fall within third party ownership.

Location plan scaled 1:1250 version (3) demonstrates visibility splays at the proposed access using a 2 'X' distance. A 2m 'X' distance in this location would be acceptable.

Splays to the west side has been drawn 3m into the carriageway. It should be drawn to the nearside carriageway edge or up to 1m into the carriageway to represent the edge of a vehicles track. This rule applies to both sides of the 'Y' distance. Therefore, the applicant would be requested to amend this detail to accord with the above guidance. The splays should be contained wholly within land under control of the applicant or that considered highway.

I note the presence of tactile paving crossing at the site frontage and the opposing side. Would this be lost or relocated (both sides) to another location, if so, where?

Please raise the above with the applicant and re-consult.

Anastasia Toleva
West Sussex County Council – Planning Services