From: Ian Hayward <ian.hayward@westsussex.gov.uk> on behalf of Ian Hayward
Sent: 18 July 2023 14:52
To: Jason Albon
Subject: RE: AWDM/712/23 - 113 Durrington Lane

Afternoon Jason,

Happy to advise on this one….

Please accept this email below as additional comments to those provided 25th May 2023 as a result of a revised site plan being submitted.

The revised plans shows a 4.5m wide crossover at the Durrington Lane carriageway edge. This would be considered wide enough to facilitate access for a single dwelling and is considered an improvement compared to the original plans. The crossover works on the public highway must be implemented under licence to a specification obtained from the WSCC Highways Area Office.

The plans detail that the surface of the parking area will be gravel, it is noted that a raised brick / block paving area will be provided to stop gravel being pulled onto the public footway. The addition of this brick / block paving area is welcomed.

The plan shows a 2m x 2m pedestrian visibility splay at either side of the parking area, at the back edge of the footway. It is noted that part of the northern splay requires land that is outside the control of the applicant. The Local Highways Authority is satisfied that sufficient pedestrian visibility will be provided taking into consideration the context of the sites location and width of the access / parking area, which itself provides a good degree of pedestrian visibility.

In conclusion the Local Highways Authority 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.

As previously noted, the applicant should be aware that a licence for a second access would likely not be permitted by the Area Engineer.

If the Local Planning Authority are minded to approve the application, the following condition and informative note should be applied:

Condition:

Access & Parking Area (details approved)
No use of the access and parking area shall take place until such time as the access and parking area has been constructed in accordance with the details shown on the drawing titled "SITE PLAN 113 DURRINGTON LANE" and dated 14th July 2023.
Reason: In the interests of road safety and to provide car-parking space for the use

Informative Note:

Informative Works within the Highway – Area Office Team
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Ian Hayward
Planning Services

From: Jason Albon <jason.albon@adur-worthing.gov.uk>
Sent: 18 July 2023 12:13
To: Ian Hayward <ian.hayward@westsussex.gov.uk>
Subject: Fwd: AWDM/712/23 - 113 Durrington Lane

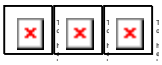
****EXTERNAL****

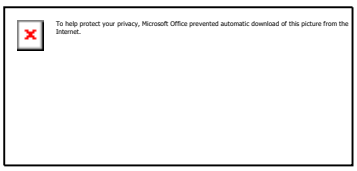
Dear Ian,

Please see the above email intended for Nicola (who I understand is on maternity leave). I trust you can advise on the matter?

Kind regards,

Jason Albon
Planning Assistant, Planning & Development
Adur & Worthing Councils
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
www.adur-worthing.gov.uk





---------- Forwarded message ---------
From: **Jason Albon** <jason.albon@adur-worthing.gov.uk>
Date: Tue, 18 Jul 2023 at 12:06
Subject: AWDM/712/23 - 113 Durrington Lane
To: <nicola.fry@westsussex.gov.uk>

Dear Nicola,

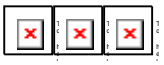
I refer to your consultation response for the Worthing Borough Council application specified in the subject field for a vehicle access with hardstanding, dated 25th May.

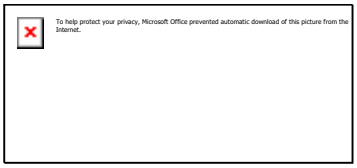
Since your advice, the applicant has supplied amendments (as attached) addressing the minimum VCO requirement you highlighted in your consultation (of 4.5m). I'm hoping that, in light of the amended plan, it could be agreed that the advised conditions at the bottom of your consultation could be removed and replaced with an informative

simply instructing the applicant that a VCO license is still required (as has been the case with other applications I have dealt with recently). Please let me know if you think this would suffice.

Kind regards,

Jason Albon
Planning Assistant, Planning & Development
Adur & Worthing Councils
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
www.adur-worthing.gov.uk





This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment. Whilst every care has been taken to check this e-mail for viruses, it is your responsibility to carry out checks upon receipt.

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

LEGAL DISCLAIMER
This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.