WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	24 January 2022
LOCATION:	6 Saxons, Shoreham-By-Sea, BN43 5JE
SUBJECT:	AWDM/0002/22 Application for Approval of Details Reserved by Condition 5: Parking area visibility splays and replacement and realignment of brick boundary wall; of approved application AWDM/1154/16.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Context & History
West Sussex County Council was consulted previously on Highway Matters for this site under application AWDM/1154/16 which sought the replacement and realignment of a brick wall up to 2.2m high along part of eastern boundary and to increase the size of the rear garden.

Ultimately no highways concerns were raised and consent was granted by the Local Planning Authority.

Condition 5 of the decision notice states that:

> 05. The use of the parking area shall not commence until such time as maximum achievable visibility splays have been provided at the proposed site vehicular access onto Saxons in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. 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.*

West Sussex County Council was consulted previously on the submission of plan and details of this condition under application AWDM/0886/19. Comments were provided dated 11/07/2019 detailing that the splays demonstrated crossed 3rd party land. The application was later withdrawn.

As part of this application the applicant has submitted plans to satisfy the requirements of condition 5.

The southern splay still seems to cross 3rd party land which cannot be secured in perpetuity. This matter should be raised with the applicant prior to these plans and details being agreed. Splays should be drawn to their maximum extent using a 2.4m 'X' distance plotted from the edge of the carriageway at the centre point of the access. They should then extend to the nearside carriageway edge in each direction being wholly contained within land that is under control of the applicant (original red/blue edge plan) or that which is considered public highway. The Local Highways Authority can offer the applicant further advice on how to technically draw visibility splays if required.

Ian Hayward
West Sussex County Council – Planning Services