

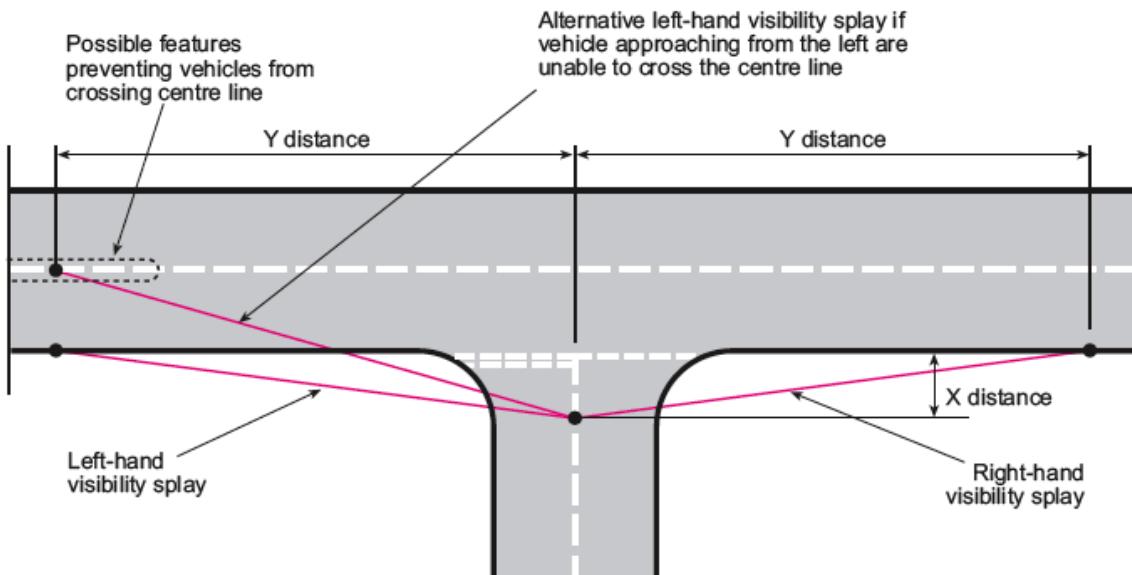
WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC – Highways Authority
DATE:	26 February 2025
LOCATION:	7 Mill Hill, Shoreham-By-Sea, BN43 5TG
SUBJECT:	AWDM/0146/25 Proposed erection of a replacement dwelling, following demolition of the existing property and 2 no. associated garage buildings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice / More Information

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.

The proposals involve the creation of a new second access at 7 Mill Hill, to create an in-out access point. Any new access onto the publicly maintained highway requires visibility splays to be provided to ascertain the safety and suitability of the access. WSCC has adopted the Manual for Streets guidance on visibility, which outlines for roads of 30mph, visibility splays of 2.4m x 43m are to be demonstrated in both directions from the site access to the nearside edge of the carriageway. The visibility splays should be drawn per the below diagram and must intersect only land within the Publicly Maintained Highway Boundary or within their own control. The splays must not intercept third party land.



(please note that the alternative left hand visibility splay does not apply to this proposal)

Any new access onto the highway will also require a license from the highway authority to carry out the site access works on the highway/ land maintained by WSCC Highways. I have independently consulted the WSCC Area Engineer for this location, who has advised that a policy is in operation which prevents a new second access being created at a single dwelling. Therefore; the applicant will **not** be granted a license to carry out the access works for a second access.

The applicant may wish to reconsider the proposed access arrangements, once any additional documentation has been submitted, please re-consult.

Jodie Wilkes
West Sussex County Council – Planning Services