WEST SUSSEX COUNTY COUNCIL **DATE: 10/11/2014**
STRATEGIC PLANNING CONSULTATION

FROM: Jamie Brown **TO: Adur & Worthing Councils**
FAO: Laurence Simmons

SUBJECT: AWDM/1421/14 -Vehicular Access.

58, Cakeham Road, Sompting, Lancing, West Sussex

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	
Objection		**No Objection**		**Refusal**	

S106 contribution total (see below for breakdown): £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 new access should be constructed in crossover construction in accordance with the specification obtained from WSCC. I would also seek that the driveway is constructed in a bound material and not left as a loose material that may then be carried onto the public highway.

The proposed crossover to access the driveway will require visibility splays of 2m for pedestrians; this will require any proposed planting to be no higher than 0.6m above the ground level and any existing foliage to be maintained in order to safeguard the visibility splay.

There is a bus stop a short distance to the west of the proposed site access, however this is unlikely to have any detrimental effect on the proposal for an access in the location shown.

The driveway is to be constructed from gravel. This may result in material being dispersed onto the public highway affecting the surface of the road. The applicant should provide a gravel trap or area of block paving, or other bound material, at the point of access onto Cokeham Road on land within the applicant's control; not within the publicly maintained highway.

Based on the submitted information no objections would be raised to this proposal subject to the following comments being taken into account.

If the LPA are minded to approve this application a condition securing the new access and pedestrian visibility splays should be included.

INFORMATIVE

The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Jamie Brown
Strategic Planning