WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	19 October 2021
LOCATION:	89 Crabtree Lane, Lancing, BN15 9NH
SUBJECT:	AWDM/1724/21 Approval of Details Reserved by Condition 6 (Details of Vehicle Visibility Splays) of application AWDM/1199/21. More information received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
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.

West Sussex County Council was consulted previously on Highway Matters for this application and provided comments dated 28/09/2021.

It was requested that the demonstrated splays be re-drawn to accord with the requirements of condition 6 of the approved application reference AWDM/1199/21.

Subsequently revised plans (C851PC/HP/04 Revision B) have been submitted.

Condition 6 - Visibility

06. The use of the hardstanding area shall not commence for the parking of vehicles until visibility splays of 2.4 x maximum achievable have been provided at the proposed site vehicular access onto Lancing Close in accordance with plans and details to be 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 having regard to policies 15 and 28 of the Adur Local Plan.*

Upon inspection of the newly submitted plan a correctly plotted maximum achievable visibility splay has been demonstrated. All objects within the splay, with the exception of some 0.9m high existing picket style fencing, will be maintained below a height of 0.6 metres.

The retention of this existing boundary treatment was accepted at the planning stage under AWDM/1199/21. The Local Highways Authority is satisfied that the details

submitted would secure a suitable degree of pedestrian and vehicular visibility at the access point in perpetuity.

In conclusion the Local Highways Authority is satisfied with the plans and details submitted in relation to condition 6 of AWDM/1199/21.

Ian Hayward
West Sussex County Council – Planning Services