WEST SUSSEX COUNTY COUNCIL **DATE: 13/04/2010**
INFRASTRUCTURE CONSULTATION

FROM: Jamie Brown **TO: Adur District Council**
FAO: Peter Barnett

SUBJECT: ADC/0100/10- Vehicular access and hardstanding

7, Mile Oak Road, Southwick, Brighton, West Sussex

CONSULTATION DATE: 07/04/2010

RECOMMENDATION:

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

S106 contribution: £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.

A 3 metre wide access is being shown on the submitted drawings; this is considered sufficient for the needs of this proposal. The works on the highway for the new access must be agreed with the WSCC Local Engineer and carried out under licence. I would also require the new driveway area and car parking spaces to be constructed in a bound material and that suitable drainage methods are installed to prevent private surface running onto the public highway.

The proposed crossover to access the driveway will require visibility splays of 2m for pedestrians, as shown on the proposed plans; 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.

A turn on site would be preferred, clearly though there is insufficient space to achieve this. However other properties along Mile Oak Road have similar arrangements and balanced against this is the benefit of providing an opportunity to remove a vehicle that would otherwise be parked on the highway in a location where the existing practices is on-street parking by residents of adjoining properties. This can result in a noticeable narrowing of the existing available carriageway space.

If the LPA are minded to approve this application, a condition securing the new access at 3 metres and provision of provision of pedestrian visibility splays of 2 by 2 metres should be included.

INFORMATIVE
The applicant is advised to contact the Area Engineer, West Sussex County Council, Clapham Common, Clapham, Worthing, BN13 3UR, (Tel no: 01903 878500) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Jamie Brown
Local Development