WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	28 September 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.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Modification
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 location under planning application AWDM/1199/21 for the conversion of existing outbuildings attached to the dwelling at 89 Crabtree Lane Lancing to form a bedroom/study with en suite with new flat roof.

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

This application seeks to deal with plans and details submitted in relation to condition 6 of the aforementioned planning consent.

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.

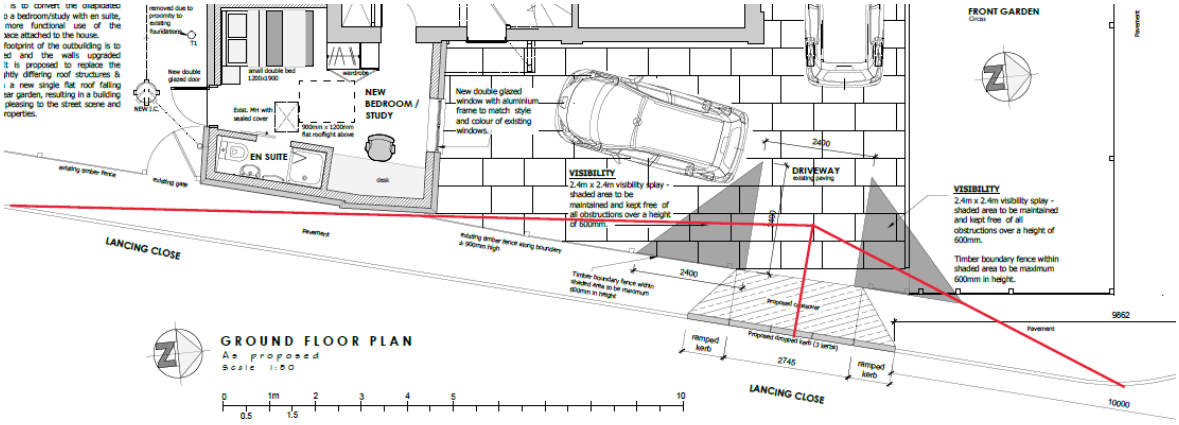
Reason: *In the interests of road safety having regard to policies 15 and 28 of the Adur Local Plan.*

The applicants have submitted a floor plan with visibility splays detailed.

It is noted that the plans demonstrate a 2.4 x 2.4 visibility splay from the back edge of the footway into the site plotted at either side of the existing access point.

However, the purpose of the condition was to ensure no other obstruction are present within a maximum achievable splay other than the existing picket fence at 0.9 metres high. To assist the applicant prepare a revised plan that satisfies the requirements of the condition I have demonstrated below what the Local Highways Authority expectes a 2.4 X 'Maximum Achievable' visibility splay would look like.

Please raise with the applicant and request a revised plan be submitted.



Ian Hayward
West Sussex County Council – Planning Services