WEST SUSSEX COUNTY COUNCIL **DATE: 23/6/2010**
INFRASTRUCTURE CONSULTATION

FROM: **Liam Riddy** **TO: Adur District Council**
FAO: Carlos Hone

SUBJECT: **ADC/157/10**

42 Crabtree Lane, Lancing

Erection of 2x3-bed dwellings

CONSULTATION DATE: 1/6/2010

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	X
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.

The proposal is for the erection of 2no 3-bed dwellings with access onto First Avenue.

Currently the site utilises an existing access which serves a hardstanding providing parking for 1 standard vehicle, and the site also utilises a garage which is accessed from Orchard Avenue. The application proposes one additional garage facing First Avenue, however it is not clear where this will be accessed from.

Whilst no turning for vehicles is available within the site, several accesses in this area have hardstandings for 2+ cars with no turning, and the most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of these accesses.

The new dwellings are to be situated in a sustainable location, however it is recommended that the LPA secure cycle parking at the site by condition.

In summary, WSCC has no highway safety concerns regarding this application, however would request more information regarding how the new garage will be accessed.

Liam Riddy
Local Development