WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION

DATE: 15/03/2010

FROM: Jamie Brown

TO: Adur District Council
FAO: Keith Morgan

SUBJECT: ADC/0058/10-Demolition of existing modern barn and carport and erection of a detached two-bedroom anncillary annex for guests.

Sompting Peverel, Church Lane, Sompting, Lancing, West Sussex

CONSULTATION DATE: 25/02/2010

RECOMMENDATION:

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

S106 contribution: £N/A

The Highway aspect of 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.

West Sussex County Council has been consulted on this application and considers issues of highway safety, capacity, archaeology and architecture.

Highways

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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. ADC/13/41 to which no objections were raised.

The proposal will utilise the existing access onto Church Lane. In terms of parking I can confirm that the proposed level of parking does not exceed the WSCC maximum parking standard. In terms of parking layout, an adequate area of hardstanding appears to be available to permit turning within the site.

From inspection of the supporting plans, there appears to be no apparent visibility issues at the access onto Church Lane. I have also checked the most recently available verified accident records, which reveal that there have been no personal injury accidents in the vicinity of the existing point of access.

It is unlikely that this proposal would result in any great intensification of use of the existing access; there should not therefore be any impact upon highway safety. Cycle parking must also be provided for the proposal. This facility should be covered and securable, details should be submitted to the LPA for approval.

If the LPA are minded to approve this application, a condition securing cycle parking should be included.

Archaeology
Sompting Peverel is a Grade II listed building of late 18th/early 19th century date but is believed to built on the site of an older building. There is the possibility of the remains of this building within the proposed development site. Within close proximity to the Sompting Peverel site there are a number of archaeological sites: approx. 180m to the north is the possible location of the shrunken village of Sompting which may have extended southwards towards the proposed site. There is the route of the Chichester/Lewis Roman Road which also runs just to the north of the site. Within approx. 50m of the site is an ice house associated with Sompting Peverel.

The Design and Access Statement states that the lower level of the proposed building is to be sunk into the ground. We therefore suggest that a watching brief should be carried out on the groundworks in order to record any such evidence of that mentioned above. This might be best undertaken as a small trial excavation before the main contractor is on site or as a watching brief on groundworks. The technique to be adopted will need to be determined subject to discussion with the applicant concerning the engineering solution to be adopted for foundations etc.

We would suggest a condition as in PPG16 para 30 or Circular 11/95, Appendix A, Condition 55.

Architecture
The scale, design and location of this proposed dwelling will not adversly affect the setting of the listed regency house. No concerns would therefore be raised.

Jamie Brown
Local Development