

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING**

DATE: 21/10/2011

FROM: Ian Hayward

**TO: Arun District Council
FAO: Mr P Cleveland**

SUBJECT: EP/105/11 - Conversion of house to 2 x self contained 2 bed cottages.

46, Old Worthing Road, East Preston, West Sussex, BN16 1DY

CONSULTATION DATE: 10/10/2011

RECOMMENDATION:

**Advice
Objection**

x

**Modification
No Objection**

**More Information
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.

From inspection of the plans, there appears to be no apparent visibility issue at the point of access onto Old Worthing Road. I have also checked with our accident records team in relation to the 2007 motorcycle accident referred to in the East Preston Parish Council response letter. It was concluded that the accident resulted due other extenuating circumstances and not as a result of poor visibility or any of the existing accesses. In addition there have been no other accidents recorded in the vicinity of the existing access point.

In light of the minor nature of the proposal, it is considered unlikely that this proposal would generate any further significant vehicular movements or result in any highway safety concerns, hence no over riding concerns would result.

If the LPA are minded to grant permission for this application a condition for vehicle parking and turning should be included.

Ian Hayward

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