

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 2nd July 2013

**FROM: Adam Charlton TO: Arun District Council
FAO: Anita Gardner**

SUBJECT: EP/111/12 - Demolish 1 house (60 Sea Lane); partially demolish 1 house (45 The Ridings); construct 3 detached houses; alterations and extensions (45 The Ridings).

45 The Ridings, 60-62, Sea Lane, East Preston, West Sussex, BN16 2TW

CONSULTATION DATE: 17th April 2013

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

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 was consulted previously on Highway Matters for this location for this proposal. This is a re-consultation following a request for a modification for a turning area to be included on "Unit 2".

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.

Further to the previous consultations on this proposal, the amended plans demonstrating the turning facilities for the properties accessed by Sea Lane are now acceptable to the Highway Authority subject to the following conditions.

CONDITIONS

All proposed dwellings: No dwelling, hereby approved, shall be occupied until covered secure cycle parking spaces have been provided in accordance with a detailed construction plan to be submitted to and approved by the planning authority. These spaces shall thereafter be retained at all times for their designated use.

Reason – To provide alternative travel options to the use of the car in accordance with WSCC published parking standards.

Proposed dwellings accessed via Sea Lane only: No dwelling, hereby approved, shall be occupied until visibility splays of 2.4 metres by 43 metres have been provided at the centre of the proposed site vehicular access onto Sea Lane in a southerly direction only. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metres above adjoining carriageway level.

Reason – In the interests of road safety.

Proposed dwellings accessed via Sea Lane only: No dwelling, hereby approved, shall be occupied until the vehicle turning space has been constructed within the site in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated use.

Reason – In the interests of road safety

Adam Charlton
Strategic Planning