

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 11-07-12

FROM: Chris Pratt

**TO: Arun District Council
FAO: James Smith**

SUBJECT: EP/55/12 - 1 x new dwelling

Land Adj to, 20, Eastern Close, East Preston, West Sussex, BN16 1BS

CONSULTATION DATE: 22-06-12

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.

The proposal is for the erection of a new dwelling adjacent to 20 Eastern Close with access onto Eastern Close.

From an inspection of the plans alone it would seem visibility is limited when reversing on to the highway due to the 1.8 metre boundary fence. As there is an adjoining footway to the site, pedestrian visibility splays of 2 x 2 metres with no obstructions over 600mm for the first 4 metres of the boundary fence (or up to the garden perimeter) should be added to any planning consent.

The new dwelling does not provide any turning on-site for parked vehicles, however, the lack of a turn-on-site would not be anticipated to have a detrimental impact on highway safety given that the area is situated at the end of a cul-de-sac with limited traffic movement occurring. The most recently verified accident records reveal there have been no RTA's in the vicinity of the site. The amount of off-street parking is within WSCC's adopted standards.

In summary, WSCC does not anticipate that this proposal would have a negative impact on highway safety in this location. WSCC would recommend, however, that the LPA attach conditions regarding cycle parking and pedestrian visibility with respect to this application. WSCC can advise on the appropriate wording for these conditions if required.

INFORMATIVES

The new access should be constructed to a highway specification; therefore the applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to obtain a license for the site access works. Phone: 01243 642105.

The WSCC Street Lighting Unit should also be contacted in regards to any potential relocation of the existing street lighting column. These works should be undertaken prior to works on the new access commencing and the cost of the relocation should be met by the Applicant. The applicant should contact Kevin Moss, Team Leader Street Lighting WSCC, Ground Floor, Northleigh, County Hall, Chichester, PO19 1RH. Phone: 01243 777540.

Chris Pratt
Strategic Planning