

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Zac Denton
FROM:	WSCC - Highways Authority
DATE:	31 October 2019
LOCATION:	Seahaven (Land East of Ash Hollow), Seafield Road, East Preston, BN16 1NA
SUBJECT:	EP/75/19/PL 1no. new dwelling (re-submission of approved application reference EP/105/16/PL). Amendment received.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	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 Strategic Planning 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.

This proposal is for erection of a two-storey detached dwelling. The site is located on Seafield Road, a privately maintained road; consequently these comments are for your advice only. WSCC in its role as Local Highway Authority (LHA) previously provided comments on this application, dated 23/07/2019, raising no objections. Amended plans have been received.

The amended plans have demonstrated minor alterations to the proposed site that do not affect the comments made in our previous response. Therefore the previous response, dated 23/07/2019, is still considered valid. Please refer to the previous response regarding comments on access and parking.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following informative should be applied:

Informative

The applicant is advised to contact the proprietor of Seafield Road to obtain formal approval to carry out the site access works on the private lane.

Kyran Schneider
West Sussex County Council – Planning Services