

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 2nd February 2017

FROM: Emma Avis

TO: Arun District Council

FAO: Mr A Gardner

SUBJECT: FG/198/16/PL - Demolition of existing house with erection of 2 storey building comprising of 8No. residential 2 bedroom flats & associated external works.

1, Sea Drive, Ferring, BN12 5HD

RECOMMENDATION:

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

The Local Highway Authority (LHA) has been consulted to provide comments relating to any highway safety and capacity aspects of the above application. In line with the relevant policy, paragraph 32 of the National Planning Policy Framework (NPPF).

The site mentioned above currently has two access points onto Sea Drive, which is a private roadway. The LHA can only offer observations on private roadways as the LHA have no jurisdiction over them. The application documents indicate that one access will be closed off and one retained to gain access to parking spaces 7-10. It is not clear if the retained access will be widened to allow two opposing vehicles to pass, clarification is sought on this point.

A new access point is also proposed off of Sea Lane which is adopted highway. There are no details supplied with this application relating to access or traffic generation. The access would need to be 4.8m – 5m to allow two opposing vehicles to pass. It also needs to be fully demonstrated that visibility from the proposed access can be achieved. In this location Manual for Streets (MfS) would be the appropriate standards to apply. Sea Lane has a 30mph speed limit so splays from a setback of 2.4m x 43m in each direction need to be demonstrated and achievable.

At present based on the submitted detail the LHA would not be in a position to support this application; the following further information is sought;

- Detailed scaled access plan for both access points
- Scaled visibility plan demonstrating 2.4m x 43m splays onto Sea Lane
- Tracking to demonstrate that vehicles can manoeuvre on site to exit onto the highway in forward gear (in both parking areas)
- Details relating to refuse collection (i.e. will a refuse vehicle enter the site and if so tracking will need to be provided to demonstrate such a vehicle can enter, turn on site and exit onto the highway in forward gear)

Please re-consult once the above information has been received.

Emma Avis
Planner - County Highways