

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Zac Denton
FROM:	WSCC - Highways Authority
DATE:	19 December 2019
LOCATION:	Lyminster Cottage, Lyminster Road, Lyminster, BN17 7QF
SUBJECT:	LY/13/19/HH New entrance/driveway, restoration of external building at the front of the property. Restoration of walled garden, front and rear. Adjustment of levels around the property. Restoration of all windows and small front porch area. Two storey extension including demolition of existing extension. This application may affect the character and appearance of the Lyminster Conservation area.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information
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.

Summary

This proposal is for the construction of a new entrance and driveway, restoration of the external building and walled garden, demolition of existing extension and erection of a two storey extension. The site is located on Lyminster Road, an A-classified road subject to a speed limit of 30 mph in this location.

Access and Visibility

The applicant proposes a new 4m wide vehicular access onto Lyminster Road. Given the application seeks the implementation of new access point onto the maintained highway network the adequacies of the access point, namely geometry and visibility need to be assessed against current guidance and standards. The applicant has not demonstrated visibility from the proposed access. As Lyminster Road is subject to a speed limit of 30 mph in this location, Manual for Streets (MfS) is the appropriate standard (2.4m x 43m). This sets out a minimum stopping sight distance (SSD) of 43m in both directions.

The applicant is requested to provide maximum achievable visibility splays for the proposed access, taken from 2.4m back from the back-edge of the carriageway. The splays must intersect land only within control of the applicant or within the publicly maintained highway and must be drawn to the nearside edge of the carriageway in both directions. The applicant is advised that the front wall may have to be reduced in height to 0.6m in order for these splays to be achievable.

If visibility splays of 43m are not achievable, the applicant can support their reduced splays with a seven-day speed survey.

Conclusion

The LHA requires additional information in order to adequately assess the proposal. Please request the following from the applicant and re-consult:

- Maximum achievable visibility at the proposed access
- Details regarding a reduction in front wall height to 0.6 metres

Kyran Schneider
West Sussex County Council – Planning Services