

**WEST SUSSEX COUNTY COUNCIL
HIGHWAYS AND TRANSPORT SERVICES CONSULTATION**

DATE: 27/02/2008

**FROM: Jamie Brown TO: Arun District Council
FAO: Claire Forrest**

SUBJECT: R/46/08 - Demolition of existing bungalow and erection of 3no. dwellings.

22, Mill Lane, Rustington, West Sussex

CONSULTATION DATE: 14/02/2008

RECOMMENDATION:

**Advice
Objection**

X

**Modification
No Objection**

**More Information
Refusal**

TAD contribution: £ N/A (under ADC threshold)

This application has been dealt with in accordance with the Development Control Scheme protocol in respect of proposals for the development of single 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 the Highway Authority is advice in respects to this planning application.

The proposal is for 3 no. dwellings with access onto Windmill Drive via a new access point. The existing access for the property being onto Mill Lane. This proposal has been considered using drawings submitted with this application, in conjunction with other available map information. A site visit can be arranged on request.

From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto Windmill Drive. The new access point is at the rear of the existing property. Visibility for drivers should be taken into account. The applicant should provide visibility splays of 2.2m by 2.2m if planning permission is granted. In addition pedestrian visibility splays should also be taken into account. Splays of 2 metres by 2 metres should also be supplied either side of the proposed vehicular access onto Windmill Drive. Due to the quiet nature of the area the development is planned for, I would not foresee there being grounds for concern. I have also checked our most recently available verified accident records, which reveals there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal.

The applicant is advised to contact the Area Engineer, West Sussex County Council, Drayton Lane, Drayton, Chichester, PO2 6BW, (Tel no: 01243 836900) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Any approval of planning permission would be subject to the following conditions:

Access

No development of the site shall commence until the vehicular access serving the proposed dwelling has been constructed in accordance with the approved drawing.

Reason – In the interests of road safety.

Access closure

The existing site vehicular access shall be physically closed immediately upon completion of the new site vehicular access. The existing site access shall not be used by construction traffic.

Reason - In the interests of road safety.

Vehicle parking and turning

The dwelling, hereby approved, shall not be occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason – To provide adequate on-site car parking and turning space for the dwelling.

Visibility

No development shall be commenced until visibility splays of 2.2 metres by 2.2 metres have been provided at the centre of the proposed site vehicular access onto Windmill Drive. 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.

Construction plant and materials.

No works shall be carried out on site unless provision is available within the site (or other adjacent land within the applicants control) in accordance with details approved by the Local Planning Authority, for all temporary contractors buildings, plant and stacks of materials associated with the development and such provision shall be retained for these purposes throughout the period of work on the site.

Reason – To avoid undue congestion of the site and consequent obstruction to access.

Jamie Brown
Development Planning