WEST SUSSEX COUNTY COUNCIL **DATE: 4th March 2014**
STRATEGIC PLANNING CONSULTATION

FROM: **Adam Charlton** **TO:** **Arun District Council**
FAO: **Damian Sullivan**

SUBJECT: **WA/5/14 - Formation of vehicular access to paddocks.**

Southwood Lodge, West Walberton Lane, Walberton, West Sussex, BN18 0QS

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	
Objection		**No Objection**		**Refusal**	

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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. WA/19/08 to which no objections were raised.

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.

The proposal is for new access point relating to a paddocks onto West Walberton Lane. From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto West Walberton Lane. The most recently available verified accident records reveal 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.

Subject to the following conditions, there are no anticipated concerns with this proposal.

CONDITIONS

No part of the development shall be first occupied until provision has been made within the site in accordance with plans and details to be submitted to and approved by the Local Planning Authority to prevent surface water draining onto the public highway.
Reason: In the interests of road safety.

No part of the development shall be first occupied until visibility splays of 2.4 metres by 60 metres have been provided at the proposed site vehicular access onto West Walberton Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
Reason: In the interests of road safety.

Any gates provided at the new site vehicular access shall open away from the highway and be set back a minimum of 8 metres from the nearside carriageway edge of the adjoining highway.

Reason – To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

INFORMATIVE

The applicant is advised to contact the WSCC Highways Officer covering the respective area (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Adam Charlton
Strategic Planning