

**WEST SUSSEX COUNTY COUNCIL
PRE APPLICATION CONSULTATION**

TO:	FAO: Mark Smith Architect
FROM:	WSCC - Highways Authority
DATE:	12 January 2024
LOCATION:	Sandrock, Old London Road, Coldwaltham, RH20 1LF
SUBJECT:	Internal Reference: PRE-90-20 Small extension to existing home with side driveway / car port accessed form the public highway.
DATE OF SITE VISIT:	09/01/2024
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

The Highways Authority has been consulted for pre-application advice in regard to the proposed development at Sandrock, Old London Road, Coldwaltham. I refer to your request for pre-application advice and would provide the following site specific comments.

A site visit was undertaken on the morning of Tuesday 9th January 2024. During my time on-site, Old London Road was observed to be very lightly trafficked and low speed, owing to the carriageway's width and geometry. A subsequent remote meeting was undertaken between the applicant and LHA on Thursday 11th January to discuss the proposals.

A new vehicular access point is proposed adjacent to the host dwelling, and new car port proposed to facilitate parking for one car. Whilst it is acknowledged that the demonstrated visibility splays are below what would be expected for a 30 mph speed restriction, the visibility splays would appear suitable for the observed road speeds in this location.

As outlined in section 10.6.1 of Manual for Streets 2 (MfS2), the absence of wide visibility splays at minor accesses will encourage drivers to emerge more cautiously. Section 10.6.2 also states that the frequency of vehicular movements should be taken into account - the proposed access point is not anticipated to generate a significant number of movements. Therefore, the proposed access arrangements as proposed are unlikely to result in detrimental impact.

The Highway Authority would require the following documents to be submitted as part of any future application:

- A site location plan scale (1:1250) with site boundary indicated
- Schedule of existing uses including planning history with reference numbers

- Description, including site layout plans, of the proposed development and schedule of uses
- Summary of reasons supporting the site access/highways works proposals, including plan (scale 1:250 or similar) with achievable visibility splays indicated
- Reference to supporting national, regional, and local planning documents and policies
- Parking strategy, including provision of parking for all modes of transport
- Relevant data collected to date

I trust you appreciate that any advice given by council officers for pre-application enquiries does not constitute a formal response or decision of the council with regard to the granting of planning permission in the future. Any views or opinions expressed are given in good faith, and to the best of ability, without prejudice to the formal consideration of any application, which will be the subject of public consultation and ultimately decided by the Local Planning Authority.

Kyran Schneider
Planning Services