WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	10 November 2021
LOCATION:	110 Eastern Avenue Shoreham-By-Sea West Sussex BN43 6PE
SUBJECT:	AWDM/2003/21 Vehicle access
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application is for the construction of a vehicle access. The site is located on Eastern Avenue, a C-classified road subject to a speed limit of 30mph.

The proposed dropped kerb will be 5.3m in width and will provide parking for at least one vehicle on the site frontage. The depth of the site frontage appears sufficient for a standard vehicle. The access works would be subject to a licence from the WSCC Area Engineer and must be constructed to a specification agreed with them. The LHA is unclear as to whether vehicle access or parking provision is available to the rear of the site. The applicant should be aware that if vehicular access/parking is available to the rear of the site, the Area Engineer may not grant a licence for a second access to the site frontage.

The proposed VCO does appear to cross through an existing School Bus Stop and School Keep Clear zone. The LHA would not anticipate any highway safety concerns to this arrangement, however the LPA is advised to consider the potential amenity issue of vehicles being blocked in by waiting school buses.

Vehicular visibility at the proposed access appears sufficient for the anticipated road speeds.

Pedestrian visibility splays of 2 x 2m have been demonstrated either side of the proposed parking area to ensure visibility of pedestrians. Given the proximity of the site to the primary school and the school bus stop, the LHA would advise that these splays be secured in perpetuity.

The proposed parking area consists of hard-standing as existing and no concerns would be raised to the retention of this surfacing.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal. As above the applicant should be aware that a second access may not be granted a licence if provision exists to the rear.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions
Access
The use of the car parking spaces shall not commence until such time as the vehicular access has been constructed in accordance with the details shown on the drawing titled Block/Site Plan.

Reason: In the interests of road safety.

Car Parking Space
The use of the access shall not commence until such time as the parking area has been constructed in accordance with the approved plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Pedestrian Visibility (details required)
No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Eastern Avenue in accordance with the approved plan. These visibility splays shall thereafter be 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.

Informative
Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/
Online applications can be made at the link below, alternatively please call 01243 642105.
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Nicola Fry
West Sussex County Council – Planning Services