WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Jenni Price
FROM:	WSCC - Highways Authority
DATE:	18 July 2022
LOCATION:	40 Penhill Road Lancing West Sussex BN15 8HJ
SUBJECT:	AWDM/1077/22 Vehicle access
DATE OF SITE VISIT:	n/a / XX/XX/XXXX
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
S106 CONTRIBUTION TOTAL:	n/a / £ See below for breakdown.

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

I refer to your consultation in respect of the above planning application and would provide the following comments.

This proposal is for vehicle crossover to serve the existing property. The site is located on Penhill Road which is a C-classified road subject to 30mph speed limit.

The application form states that the previous owner of the property had already constructed the hardstanding and used this area as a parking space.

I note the presences of free limited waiting bays, however it appears that the markings for this are faded. The proposed dropped kerb will need to be constructed under a licence obtained by WSCC Highways to a specification agreed with them. A suitably worded informative is included below.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the proposal would exacerbate an existing safety concern.

The hardstanding area as demonstrated on the block plan appears of sufficient size to accommodate a single vehicle considering the minimum requirements of 2.4 x 4.8m as outlined in Manual for Streets (MfS) guidance.

A turn on site would be preferred, clearly though there is insufficient space to achieve this. However other properties have similar arrangements and balanced against this is the benefit of providing an opportunity to remove a vehicle that would otherwise be parked on the highway in a location where the existing practice is on-street parking by residents of adjoining properties which results in a noticeable narrowing of the existing available carriageway space.

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.

If the LPA are minded to approve this application, the following conditions and informative are advised.

Conditions

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved block plan.

Reason: In the interests of road safety.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved block plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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/

Anastasia Toleva
West Sussex County Council – Planning Services