WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	27 April 2021
LOCATION:	36 Mile Oak Road Brighton BN42 4QE
SUBJECT:	AWDM/0547/21 Extension to vehicular access and new hardstanding.
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 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.

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.

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

This proposal is for extension to vehicular access and new hardstanding. The site is located on the corner plot between Mile Oak Road (C-class road) and Fairdene (unclassified road) both subject to 30mph speed limit.

The proposed plans demonstrates extension to east of the existing vehicle crossover (VCO) which currently serves the existing property. The proposed extension will result in vehicular access approximately 5.3m wide. This will be a shared arrangement with the existing neighbouring property

Local mapping indicates that the access benefits from adequate visibility splays in each direction.

Data supplied to WSCC by Sussex Police over the period of the past five years reveals no recorded injury accidents within the vicinity of the site, therefore there is no evidence to suggest that the existing access is operating unsafely or that the extension would exacerbate an existing safety concern.

Any access works that take place on the public highway must be implemented under a licence obtained by WSCC Highways to a specification agreed with them. A suitably worded informative is included below.

The proposed hardstanding area appears to be of sufficient size to accommodate 1-2 vehicle considering the minimum requirements of 2.4 x 4.8m per bay as outlined in Manual for Streets (MfS) guidance.

A turn on site would be preferable, enabling vehicles to exit onto the public highway in a forward gear, although it is acknowledged that this may not be achievable due to site constraints. Other properties with the immediate vicinity appear to operate with similar arrangements without any evidence of highway safety concern.

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 109), and that there are no transport grounds to resist the proposal.

Conditions

Access

The use of the access shall not commence until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the Proposed 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 site 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