WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	15 April 2021
LOCATION:	28 Busticle Lane Lancing BN15 0DJ
SUBJECT:	AWDM/0145/21 Enlargement of existing vehicular access from 5m to 7m and associated hardstanding. Further information received from Eve Hearsey's email.
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 Planning Services 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.

History - The LHA previously requested a reduction of the access from 7 metres to no more than 6.4 metres.

The proposal is for the enlargement of access 5 metre to 7 metres in width with amendments to the parking area.

The application site is located on Busticles Lane a publicly maintained, low trafficked, 'C' classified road subject to a 30-mph speed limit. As a result, the Local Highways Authority (LHA) will refer to Manual for Streets (MfS) as guidance.

The applicant now proposes a 6.4 metre Vehicle Crossover (VCO). The LHA are satisfied with these details.

The Applicant proposes to tarmac over a grass bank. The LHA wishes to state that this bank is located within the public highway and outside the remits of the VCO license. Therefore the LHA requests that this proposal is removed from the application. This can be done either prior to determination or via suitably worded condition found below.

The applicant has not supplied visibility splays at the new access point. This said, MfS guidance states that, Vehicle exits at the back edge of the footway mean that emerging drivers will have to take account of people on the footway. The absence of wide visibility splays at minor accesses will encourage drivers to appear more cautiously - similarly, to how vehicles pull out when visibility along the carriageway is restricted. Following this guidance, the LHA raises no concerns over the lack of the details.

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.

The LHA advises the LPA that if they are mindful to permit the above application than to attach the following conditions and informative:

Access

The use of the car parking space(s) shall not commence until the vehicular access has been constructed in accordance with plans and details **to be** submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Vehicle Crossover – Minor Highway Works
The Local Highways Authority (LHA) advises the applicant 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 the permission of a Vehicle Crossover (VCO) licence.

Please see the following link on details pertaining to the licence application process:

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/

Stephen Garrard
West Sussex County Council – Planning Services