WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	3 August 2020
LOCATION:	92 First Avenue Lancing BN15 9QF
SUBJECT:	AWDM/0728/20 Formation of vehicular 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 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 construction of a vehicular crossover for the existing property. The site is located on First Avenue which is a C-classified road subject to 30mph speed restrictions.

The proposed access, as demonstrated on the location plan (Scaled 1:1,250) will measure circa 5m. Any access works onto the public highway must be constructed under a licence obtained by WSCC Highways to a specification agreed with them.

The driveway is to be constructed from gravel. This may result in material being dispersed onto the public highway affecting the surface of the road. The applicant should provide a gravel trap or area of block paving, or other bound material, at the point of access onto First Avenue (on land within the applicant's control; not within the publicly maintained highway).
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.

This proposal is not anticipated to result in material intesificatation of use onto First Avenue.

The proposed driveway appears of sufficient size to accommodate 1-2 vehicles (min required dimensions per single parking bay are 2.4 x 4.8m).

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 in the immediate vicinity 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.

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

Access

The use of the access shall not commence until such time as the vehicular access has been constructed (including a bound material from the back edge of the Highway boundary to prevent gravel overspill) in accordance with the approved Site Location Plan.

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/

Anastasia Toleva
West Sussex County Council – Planning Services