WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	Highways, WSCC
DATE:	15th January 2019
LOCATION:	190, Manor Hall Road, Southwick, Brighton
SUBJECT:	AWDM/1850/18 Provision of vehicular access and associated hard surfacing to front garden.
RECOMMENDATION:	☑ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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.

Manor Hall Road is 'C' classified residential and subject to a 30 mph speed restriction in this location. The proposals are for construction of a 3 metre wide vehicle crossover (VCO) to allow access to off-street parking on the frontage of the existing property.

From an inspection of the plans there is sufficient space fronting the bay window for a car to park off-street without overhanging the footway. Whilst an on-street car parking space will be lost there is the benefit of removing a car from on-street where the existing practise of on-street parking causes a noticeable narrowing of the available carriageway space.

WSCC mapping indicates that visibility is sufficient along Manor Hall Road and is achievable entirely within the publically maintained verge and footway. Whilst a turn on site would be beneficial the Local Highway Authority (LHA) appreciate there is limited opportunity to provide this on site. Furthermore, similar neighbouring accesses and parking arrangements have been operating without evidence of highway safety concern. The LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There has been a recorded injury in the vicinity of the site. However, from an inspection of accident data it is clear that this was not due to any similar neighbouring accesses or the road layout in the vicinity.

The crossover works appear to require the relocation of the street lighting pole located on publically maintained highway fronting the application site. These relocation works would need to be undertaken at the expense of the applicant. It is the responsibility of the applicant to liaise with the necessary parties to organise the moving of the street lighting pole. A licence from the WSCC Area Engineer would also be required for the works on the public highway as per the attached informative.

INFORMATIVE

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/

The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

INFORMATIVE

The applicant is advised to contact the operator of the street lighting pole to organise the moving/relocation works.

Katie Kurek
West Sussex County Council – Planning Services