WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC – Highways Authority
DATE:	16 September 2024
LOCATION:	70 First Avenue Lancing BN15 9QF
SUBJECT:	AWDM/1020/24 Removal of existing front boundary fence and construction of vehicular access with a dropped kerb. Amended description received
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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.

The Local Highways Authority (LHA) has been consulted on the above application to install a Vehicular Crossover (VCO) which requires the removal of the existing front boundary fence and construction of a vehicle access, at 70 First Avenue, Lancing.

The LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents, onto First Avenue within proximity of the site or as a result of frontage accesses. There is no evidence to suggest that the proposed access would exacerbate an existing safety concern.

It was not clear from the initial submitted plans whether the dimensions provided by the applicant were measured from the front of the bay window or from the front boundary wall. The Local Area Engineer has visited the site and measured the available frontage space from the bay window. It has been outlined that there would be sufficient depth fronting the bay window to accommodate an average sized vehicle in line with WSCC minimum requirements.

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 by means of a license obtainable from WSCC Highways Authority. No works can be commenced on the highway prior to the license being obtained. Informative included below.

Pedestrian visibility from the back edge of the footway appears sufficient for vehicles to anticipate oncoming pedestrians and similarly for pedestrians to see a manoeuvring vehicle.

The Local Highway Authority does not consider that the 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 115), and that there are no transport grounds to resist the proposal.

Access (details required, access provided prior to use)
No part of the development shall be first used until such time as 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

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/

Jodie Wilkes
West Sussex County Council – Planning Services