WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	17 March 2021
LOCATION:	91 First Avenue, Lancing, BN15 0ET
SUBJECT:	AWDM/0069/21 Construction of vehicular access along with associated 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 Strategic Planning 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.

This proposal is for the creation of a new vehicular access with hardstanding. The site is located on First Avenue, a C-classified road subject to a speed restriction of 30 mph.

The applicant proposes a 2.75m wide dropped kerb onto First Avenue. The proposed vehicle crossover (VCO) will be subject to a licence obtained through the local area office and constructed to a specification agreed with the local area engineer. From inspection of the plans and local mapping, visibility at the proposed access appears suitable for the road speeds in this location.

The LHA notes that there appears to be a road sign close to the proposed VCO on publicly maintained highway fronting the application site. The applicant should be aware that road signs must be situated at least 1.5m from the location of the top of the ramped kerb of the proposed crossover. If the road sign is situated within 1.5m of the VCO, the crossover works will require the relocation of the streetlight. 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 road sign. Alternatively, the access could be modified to be located at least 1.5m from the road sign.

Regarding parking, the proposed area of hardstanding is of sufficient size to allow for one off-street car parking space. On-site turning may not be achievable, so vehicles may have to exit the site in a reverse gear. However, the LHA does not anticipate that this would give rise to a severe safety concern, given the good forward visibility along First Avenue in this location.

In 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.

However, as mentioned above, the issue regarding the location of the existing road sign needs to be addressed by the applicant, as an application for a VCO licence may be refused because of this.

If the LPA are minded to approve the application, the following informative should be applied:

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/

Kyran Schneider
West Sussex County Council – Planning Services