WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	29 March 2019
LOCATION:	29 Kingston Lane, Brighton, BN42 4SJ
SUBJECT:	AWDM/0357/19 Provision of vehicular access and hard surfacing of front garden.
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.

This proposal is for the construction of a vehicular crossover (VCO) and hard surfacing of front garden to provide off-street parking. The site is located on Kingston Lane, a C-classified road subject to a speed limit of 30mph.

Access and visibility
The proposed plans indicate that the proposed VCO will be approximately 4m in width. A licence will be required for the proposed access works and the VCO must be constructed to a specification agreed with the Local Highway Engineer.

The applicant has not demonstrated vehicular visibility splays at the proposed access, nevertheless, an inspection of WSCC mapping indicates that vehicular visibility at the proposed access onto Kingston Lane appears sufficient for the anticipated road speeds. Furthermore, visibility splays are maintainable wholly within the highway boundary. Kingston Lane has good forward visibility and the presence of on-street parking means that vehicles are not anticipated to be exceeding the posted speed limit. An inspection of data supplied to WSCC by Sussex Police over a period of the last 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 addition of a VCO in this location would exacerbate an existing safety concern.

Parking and turning
The proposed parking area scales off to approximately 4 x 8m. Manual for Streets (MfS) sets out a minimum of 2.4 x 4.8m per parking space, therefore the proposed off-street parking area provides provision for one vehicle to park. A turn on site would be preferred however there is clearly insufficient space for this to be accommodated. An inspection of local mapping indicates that neighbouring properties share similar arrangements without evidence of safety concern.

Conclusion
The LHA does not consider that this proposal would have 'severe' impact 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 the application, the following conditions and informative should be applied:

Conditions

Access

The use of the car parking spaces shall not commence until such time as the vehicular access has been constructed in accordance with the details shown on the drawing titled Block Plan.
Reason: In the interests of road safety.

Car Parking Space

The use of the access shall not commence until such time as the parking area has been constructed in accordance with the details shown on the drawing titled Block Plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

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/

Nicola Fry
West Sussex County Council – Planning Services