WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	6 July 2022
LOCATION:	33 Stoney Lane Shoreham-by-sea West Sussex BN43 6LA
SUBJECT:	AWDM/0812/22 Application for vehicular crossover and driveway in block paving with electric vehicle charging point. More information received from Peter Barnett's email on 24th June 2022.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The LHA has been rec-consulted on this proposed following submission of additional details.

The proposed VCO as demonstrated on the visibility splays plan is approximately 4.2m wide.

The applicant has demonstrated visibility splays at 2.4m 'X' distance extending to at least 43m in each direction. The splays are maintained wholly within land considered as highways. The existing vegetation would need to be cut back so it does not obstruct visibility.

The existing footway is to be lowered at 1:50 ratio. The proposed plan annotates that the existing stairs are to be reviewed at design stage to determine if a retaining wall will be required. The proposed access works on the highway, including the removal of vegetation would need to be implemented under licence obtained by WSCC Highways to a specification agreed with them.

The proposed driveway would be of adequate size to accommodate one vehicle considering the minimum requirements of 2.4 x 4.8m per bay as outlined in Manual for Streets (MfS) guidance.

The proposed swept path tracking plan demonstrates large car successfully reversing into the driveway and moving away in forward gear onto the public highway.

A turn on site would be preferred, clearly though there is insufficient space to achieve this. However other neighbouring properties have similar arrangements and balanced against this is the benefit of providing an opportunity to remove a vehicle that would otherwise be parked on the highway in a location where the existing practice is on-street parking by residents of adjoining properties which results in a noticeable narrowing of the existing available carriageway space.

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 111), and that there are no transport grounds to resist the proposal.

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

Conditions
Access (Access to be provided prior to first occupation)
No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with details provided on drawing no 11392_100 Rev P4.
Reason: In the interests of road safety.

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with details provided on drawing no 11392_100 Rev P4. 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/

Anastasia Toleva
West Sussex County Council – Planning Services