WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	27 September 2019
LOCATION:	69 First Avenue Lancing BN15 9QF
SUBJECT:	AWDM/1382/19 Proposed vehicular access.
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 Local Development 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.

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

Summary
This proposal is for construction of a vehicular access. It is located and accessed via First Avenue which is C-classified road subject to 30mph speed limit.

Access
The proposed vehicle crossover (VCO) across the site frontage measures circa 5.7m in width. The proposed VCO must be implemented under licence to a specification obtained from WSCC Highways.

Local mapping indicates that there is a street light within close proximity of the proposed access. This has not been demonstrated on the proposed plan. The crossover works may require the relocation of the street lighting pole located on publicly 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. The pole will need to be relocated at least 1.5m from the location of the top of the ramped kerb of the proposed crossover.

The Local Highway Authority (LHA) note that the applicant has demonstrated pedestrian visibility splays for the proposed access. However, these splays cannot be maintained in perpetuity because they are not within the applicant's land. The Local Highway Authority (LHA) would not anticipate that the lack of pedestrian visibility splays in this location would result in a highway safety concern. Manual for Streets (MfS) paragraph 10.6.1 states that 'Vehicle exits at the back edge of the footway mean that emerging drivers will have to take account of people on the footway. The

absence of wide visibility splays at minor accesses will encourage drivers to emerge more cautiously - similarly to how vehicles pull out when visibility along the carriageway is restricted'.

The applicant has not provided visibility splays at the proposed new access; however an inspection of WSCC mapping indicates that visibility is sufficient and maintainable wholly within the Highway Boundary.

An inspection of data supplied to WSCC by Sussex Police over a period of the past 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 existing access is operating unsafely or that the increase in width of the VCO would exacerbate an existing safety concern.

Parking and turning

The site frontage provides sufficient space for one vehicle to park. This space meets the minimum specifications of 2.4 x 4.8m as set out in Manual for Streets (MfS). A turn on site would be preferred; however there is insufficient space on site to accommodate this. An inspection of mapping indicates that neighbouring properties have 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.

I am mindful of the use of pre-commencement conditions; as such the suggested wording below is anticipated to be acceptable.

Conditions

Access

The use of the access shall not commence until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawings titled block plan.

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/

Anastasia Toleva
West Sussex County Council – Planning Services