WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	9 October 2020
LOCATION:	206 Brighton Road Lancing West Sussex BN15 8LJ
SUBJECT:	AWDM/1527/20 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.

This proposal is for construction of vehicle crossover (VCO) to serve the existing property. The site is located on Brighton Road which is an A-classified road subject to 30mph speed limit.

The applicant has not demonstrated visibility splays for the proposed accessed, however WSCC local mapping indicates that they are sufficient for the posted speed limit in this location. Mapping also indicates that the driveway is already constructed and has been used for parking for some time.

The proposed access, as demonstrated on the proposed plan is approximately 3 wide. The proposed access works must be constructed under a licence obtained by WSCC Highways to a specification agreed with them.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals one recorded injury accidents near the site. However, from an inspection of accident data it is clear that this was not due to any defect with the road layout. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

This proposal is not anticipated to result in a material intensification of use onto Brighton Road.

The existing driveway has the minimum requirements of 2.4 x 4.8m to accommodate one vehicle.

The LHA note that the applicant has demonstrated pedestrian visibility splays for the proposed access. The neighbouring property as demonstrated on the location plan is wihtin the applicant's ownership boundary, therefore it is advised that details of pedestrian visibility are secured via planning condition.

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.

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

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 Detail plan numbered WSX 193763/VC/09/2020/Bv2.
Reason: In the interests of road safety.

Pedestrian Visibility
The use of the access shall not commence until such time as pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Brighton Road in accordance with the approved Detail plan numbered WSX 193763/VC/09/2020/Bv2. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

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