WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jason Albon
FROM:	WSCC - Highways Authority
DATE:	25 May 2023
LOCATION:	113 Durrington Lane Worthing BN13 2RF
SUBJECT:	AWDM/0712/23 Vehicle access with 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.

This application is for the construction of a vehicular access with hardstanding. The site is located on Durrington Lane, a C-classified road subject to a speed limit of 30mph.

Vehicular access to the site currently exists via the shared accessway to the south of the property. The applicant should be aware that a licence is required from the Area Engineer for the construction of the VCO, and due to local policy, a licence for a second vehicular access may not be granted.

The applicant should also be aware that a minimum VCO width of 4.5m is required - the plans demonstrate a 3m VCO which would not be considered wide enough and as such, a licence would not be granted. The VCO width can be secured via condition, as advised below.

Whilst not demonstrated on the plans, an inspection of WSCC mapping indicates that sufficient visibility splays are achievable at the proposed access, and these are maintainable wholly within the public highway.

The proposed hardstanding area meets minimum specifications of 2.4 x 4.8m as set out in Manual for Streets (MfS) and would be constructed of a hardbound material.

Whilst a turn on site would be preferred, the LHA acknowledges the site constraints and that neighbouring properties operate similar arrangements with no evidence of highway safety concern.

Pedestrian visibility splays of 2 x 2m have been demonstrated either side of the proposed hardstanding area and these are considered sufficient.

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. However, as noted above, the applicant should be aware that a licence for a second access would likely not be permitted by the Area Engineer.

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

Conditions:

Access (details required)
No use of the access shall take place until such time as the access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of road safety

Car parking space (details required)
No use of the car parking space shall take place until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Informative
Works within the Highway – Area Office Team
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Nicola Fry
West Sussex County Council – Planning Services