WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Rebekah Hincke
FROM:	WSCC - Highways Authority
DATE:	12 January 2024
LOCATION:	Wolsey 179 - 181, Brighton Road, Worthing, BN11 2EX
SUBJECT:	AWDM/1761/23 Front dormer. 6 no. rear dormers, rooflights and sun tubes, owners/manager accommodation with kitchen/living area. Vehicle 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.

Summary and Context
This application seeks new dormers to provide owners/manager accommodation and provision of new vehicular access. The site is located on Brighton Road, an A-classified road subject to a speed restriction of 30 mph. Following an inspection of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided consultation advice for this site for application AWDM/0455/23, raising no highway safety concerns. The Local Planning Authority (LPA) permitted the application.

Content
A new 4.2m wide vehicle crossover (VCO) is proposed fronting the site on Brighton Road. From inspection of the submitted plans and WSCC mapping, there are no apparent visibility concerns with the proposed access point on Brighton Road. The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

Two car parking spaces are proposed, which the LHA assumes will be utilised by the proposed managers flat. Clarification should be provided if a different parking allocation is proposed. Nevertheless, the proposed parking provision is considered sufficient to serve the proposed flat. On-site turning does not appear achievable, so cars may have to exit in a reverse gear – however, this is not anticipated to give rise to an adverse highway safety impact, owing to good forward visibility along Brighton Road in this location.

No details of cycle parking provision have been provided. Cycling is a viable option in the area, and the LHA would request that secure cycle parking provision be provided for the proposed flat if there is space within the site to do so.

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

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

Condition
Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

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 because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:
http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/

Kyran Schneider
West Sussex County Council – Planning Services