WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	5 September 2019
LOCATION:	108 First Avenue Lancing BN15 9QE
SUBJECT:	AWDM/0523/19 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 Planning Services 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.

Proposal Summary
The proposal is for the installation of a Vehicle Crossover (VCO) and Drive. The site is located on and accessed via First Avenue which is an unclassified road subject to a 30 mph Speed limit.

Access
The applicant has demonstrated in accordance with WSCC standards a VCO of 5.4 metres.

Vehicle Parking, Turning and Cycle Parking
Typically, bay parking spaces should measure 2.4 x 4.8 metres as per Manual for Streets guidance. The parking space demonstrated within this application is slightly shorter at 4.6 x 4.68 metres. However; a Highways objection on this basis could only be formulated if it resulted in an unacceptable impact on highways safety or the residual accumulative impacts were considered severe as per Paragraph 109 of the NPPF.

Any vehicle parked overhanging the footway could be dealt with as an offence under Section 22 Road Traffic Act 1988 –(leaving vehicles in a dangerous position on the road including verge) and Section 137 Highways Act 1980 (wilful obstruction of the free passage along a highway.) Both of these acts are enforceable by Sussex Police. There are also some links to the Highways Act 1835 (section 32), Town Police Clauses Act 1837 (section 28) and the Road Vehicle (Construction and Use) Regulations 1986 (SI

1986/1038), which have been used successfully in proceedings brought about against drivers parking on footways.

A license to construct the vehicular crossover would need to be obtained from the Local Area Engineer. It should be noted that as part of the licence application process the depth of hardstanding would be assessed and in this instance would be contrary to the Area Engineer working practices and thus unlikely to be granted.

A turn on site would be preferred, though there is insufficient space to achieve this. However other properties have similar arrangements. Balanced against this is the benefit of providing an opportunity to remove a vehicle that would otherwise be parked on the highway. Where the existing practice is on-street parking by residents of adjoining properties, this can result in a noticeable narrowing of the existing available carriageway, removing a vehicle from the highway can be seen as a benefit.

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.

Conditions
Access
The use of the parking area shall not commence until the vehicular access serving the development has been constructed in constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

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/

Stephen Garrard
West Sussex County Council – Planning Services