WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jason Albon
FROM:	WSCC - Highways Authority
DATE:	27 September 2023
LOCATION:	41 Dominion Road, Worthing, BN14 8LA
SUBJECT:	AWDM/1235/23 Vehicular access and 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.

Summary and Context

This application is for the creation of a new vehicular access and hardstanding. The site is located on Dominion Road, a B-classified road subject to a speed restriction of 30 mph.

The LHA is aware of two previous similar applications at this site, WB/07/0084/FULL and WB/11/0056/FULL, both of which were refused on highway grounds. An appeal for WB/07/0084/FULL was also dismissed by an inspector. National Planning Policy and highways technical guidance has changed since this time, with the introduction of the NPPF in 2011 (revised 2018) and Manual for Streets (MfS) in 2007. The LHA has therefore assessed this application based on current policy and guidance.

Content

The applicant proposes a new 3m wide vehicle crossover (VCO) on Dominion 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.

From inspection of WSCC mapping, visibility splays in excess of 2.4m x 43m are achievable in both directions at the proposed point of access on to the highway, in accordance with MfS parameters for a 30 mph speed restriction. Whilst it is acknowledged that on-street parking does tend to take place on the south side of the carriageway, 10.7.1 of MfS states that parking in visibility splays in built up areas is quite common, yet it does not appear to create significant problems in practise.

The proposed hardstanding will facilitate one off-street car parking space. On-site turning does not appear achievable, so a car may have to exit the site in a reverse gear. However, this is not anticipated to give rise to an adverse highway safety impact in this location, owing to sufficient visibility either side of the proposed access point. Neighbouring properties operate similar access arrangements with no known highway safety concerns.

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.

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

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/

Kyran Schneider
West Sussex County Council – Planning Services