WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	7 July 2021
LOCATION:	166 Old Shoreham Road Southwick Brighton West Sussex BN42 4HU
SUBJECT:	AWDM/1036/21 Vehicular access
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Modification
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.

The proposed seeks vehicular access to serve 166 Old Shoreham Road, Southwick.

Old Shoreham Road is an 'A' classified road subject to a 40-mph speed limit at this point.

While vehicular visibility has not been demonstrated by the applicant using a desktop study the Local Highways Authority is satisfied that suitable visibility can be achieved using wholly land considered to be public highway.

It is noted that a turn on site cannot be provided. While on such a road a turn on site is typically sought the Local Highway Authority is midfall that the signalised junction of Old Shoreham Road and Southwick Street and separate pelican crossing point are within close proximity east of the site. As such it is anticipated that there will be natural breaks in the traffic flow to allow a driver to reverse out of the parking space.

It does not seem that 166 Old Shoreham Road is provided any other 'off street' car parking provision. As such there is a benefit to be had by removing a car from an 'on street' position within the immediate vicinity.

Any crossover works on the public highway must be implemented under licence to a specification obtained from WSCC Highways. For a licence application to be acceptable a hardstanding depth of 4.8 metres must be available, 6.0 metres if the parking space is infront of a door / means of escape.

Scaling the submitted plans this does seem to be available at the western extent of the plot. As such it would be advised that the application is modified to show the crossover at the western extent of the plot. This modification should be sough prior to determination.

It is noted that the submitted plans do not show the slight bay window that is present. This should be demonstrated on revised plans. If this was to prejudice the 4.8 metre depth a subsequent licence application to implement a crossover, regardless of planning consent would ultimately be refused.

A modification is sought to ensure that the approved crossover at planning will gain the required licence to implement the works. Please raised with the applicant and re-consult. Providing revised plans are acceptable a suitable informative note can then be provided.

Ian Hayward
West Sussex County Council – Planning Services