WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	1 June 2020
LOCATION:	27 Cokeham Road Lancing BN15 0AE
SUBJECT:	AWDM/0438/20 Extend existing vehicle 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 Local Development 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.

This proposal is for extension of the existing vehicle crossover. The site is located and accessed via Cokeham Road which is a C-classified road subject to 30mph speed limit.

The proposed extension will result in total vehicle crossover (VCO) width of 6.9m. Any access works onto the public highway must be implemented under a licence obtained by WSCC Highways to a specification agreed with them.

Based on the plans and details before me I would be minded to advise that any vehicle crossover extension should be modified to result in a crossover no greater than 6.4 metres in width. I'm minded to advise such a modification could be secured via planning condition, however given recent advice within the National Planning Policy Framework it is advised such matters are resolved prior to determination.

The LHA note that the applicant has demonstrated pedestrian visibility splays for the proposed access. However, these splays cannot be maintained in perpetuity because they are not within the applicant's land. The Local Highway Authority (LHA) would not anticipate that the lack of pedestrian visibility splays in this location would result in a highway safety concern. Manual for Streets (MfS) paragraph 10.6.1 states that 'Vehicle exits at the back edge of the footway mean that emerging drivers will have to take account of people on the footway. The absence of wide visibility splays at minor accesses will encourage drivers to emerge more cautiously - similarly to how vehicles pull out when visibility along the carriageway is restricted'.

In principle 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. However matters relating to the access width should be agreed prior to determination to mitigate against the applicant gaining planning permission for something they may subsequently not be able to implement.

Please raise the above matter with the applicant, at which time appropriate conditions and informative notes can be advised.

Anastasia Toleva
West Sussex County Council – Planning Services