WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	16 December 2020
LOCATION:	48 Manor Road Lancing BN15 0HG
SUBJECT:	AWDM/1397/20 Formation of vehicular access. New plans received.
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 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.

The LHA has been re-consulted on this proposal following submission of additional information.

Visibility splays have been demonstrated at 2m 'X' distance. Visibility splays of 43m to the east would be sufficient for the posted speed limit. The maximum achievable splays to the west, as measured on the plans 1 metre into the carriageway are approximately 13m.
Splays of 13m metres would be considered adequate for approach speeds of 12mph using Manual for Streets Stropping Sight Distance calculation coefficient parameters.

The neighbouring properties to the west operate with accesses of substandard visibility, without any evidence of highway safety concern. Whilst emerging drivers may have poor visibility, forward visibility along the road for oncoming vehicles is good.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that that the proposal would exacerbate an existing safety concern.

The proposed access, as annotated on the revised site plan will be approximately 6.4m wide. Any access works on the public highway must be constructed under a licence obtained by WSCC Highways to a specification agreed with them. A suitably worded informative is included below.

Photos of the site, provided on 06/11/20 do not demonstrate tactile paving crossing, therefore this matter that was raised previously is no longer relevant.

The proposed driveway would be of sufficient size to accommodate up to 2 vehicles considering the minimum requirements of 2.4 x 4.8m per single bay as outlined in Manual for Streets (MfS) guidance.

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.

If the Local Planning Authority (LPA) are minded to approve this application, the following condition and informative are advised.

Condition

The use of the access shall not commence until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the revised site plan.
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/

Anastasia Toleva
West Sussex County Council – Planning Services