WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC – Highways Authority
DATE:	17 March 2025
LOCATION:	118 Manor Hall Road SouthwickBN42 4NN
SUBJECT:	AWDM/0198/25 Vehicle access to a driveway at the front (north) of the property.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary
The proposal seeks to create a Vehicular crossover within the frontage of 118 Manor Hall Road, Southwick. Manor Hall Road is a residential C class road subject to 30mph speed restrictions.

Access
The proposed VCO is located approx. 9.5m away from a mini roundabout to the west of the property, a sign advising of this roundabout is present 3m from the proposed VCO- again to the west. To the east there is a junction to Meadows Close which lies within 10m of the proposed.

The proposals do not allow the facility for a turn on site to be achieved, although there would be benefit to providing this, the LHA are mindful that the presence of similar domestic vehicular crossovers is common within this location and therefore road users are likely to be anticipating manoeuvring vehicles at this point. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents within the immediate proximity of the site to suggest that the nearby junctions are operating unsafely, or that the proposed VCO would exacerbate an existing safety concern.

Based upon the presence of a wide footway fronting the property and the geometry of Manor Hall Road allowing a good standard of forward visibility, there would be considered sufficient visibility and opportunity for both pedestrians and road users to anticipate a manoeuvring vehicle and to react appropriately.

Parking
It is unclear how many bedrooms the host dwelling contains, and therefore the LHA are unable to provide an exact parking demand generated at this location. However, currently the property is not awarded an off-street parking provision and residents park within nearby Meadow Close. The proposals therefore would be a benefit in providing an off-street parking provision for the property and this will in turn free up capacity on the road network for additional on-street parking.
The hardstanding dimensions are sufficient in order to accommodate a single average sized vehicle.

Vehicular Crossover
Any new vehicular crossover requires formal approval from the highways authority to carry out the offsite highway works. A license for the works can be obtained from the Local Area Office, details for obtaining this license have been included below.

I have independently consulted the local Area Engineer regarding this proposal to establish whether the request would likely be granted a license. I am aware of a policy which prevents accesses being

constructed within 10m of a junction and I have also queried with the team, the acceptability of this positioning given the proximity to the mini roundabout.
At this time there has not been a response to the enquiry, therefore additional details will follow upon receipt.

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 because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Conclusion
The Local Highway Authority does not consider that the 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 116), and that there are no transport grounds to resist the proposal.

Car parking space (details approved)
No part of the development shall be first used until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Access (Access to be provided prior to first use)
No part of the development shall be first used until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled Layout Plan and numbered version 2.
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/media/20290/vco_guidance_notes.pdf

Online applications can be made at the link below, alternatively please call 01243 642105.

https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/

Jodie Wilkes
West Sussex County Council – Planning Services