WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	30 September 2020
LOCATION:	42 Southview Road, Southwick, BN42 4TT
SUBJECT:	AWDM/1284/20 Vehicular access
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 Strategic Planning 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.

Content
This proposal is for the creation of a vehicular access to the front of the property. The site is located on Southvview Road, a B-classified road subject to a speed restriction of 30 mph in this location.

The applicant proposes a dropped kerb fronting the property, with a width of 3m. The LHA advises that typically, a hardstanding depth of 4.8 metres would be sought to ensure a vehicle can be fully removed from the highway when parked. Should the applicant park a vehicle on hardstanding which overhangs the footway, they may be liable under Section 137 of the Highways Act 1980. From inspection of the plans, the proposed area of hardstanding may lead to potential overhang of a vehicle onto the footway.

The proposed vehicle crossover (VCO) would be subject to a licence and would be constructed to a specification agreed with the Local Area Engineer. The applicant should be aware that as part of the licence application process, the depth of hardstanding would be assessed and in this instance would be contrary to the Area Engineer working practices and thus, may not be granted a licence. The LHA advises the applicant to contact the Local Area Office to discuss the viability of a VCO in this location.

In addition to the above, the area of hardstanding is not of sufficient size to allow for a car parking space that meets the minimum specifications of 2.4m x 4.8m as set out in Manual for Streets (MfS). The LHA would therefore not consider the hardstanding for parking provision.

Notwithstanding the above, there are no apparent visibility issues at the proposed point of access onto Southview Road. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the nearby road network is currently operating unsafely.

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.

However, as mentioned above, the proposal is contrary to the Area Engineer working practices and thus, a licence for a vehicle crossover may not be granted for this application. The LHA advises the applicant to contact the Local Area Office to discuss the proposals further.

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

Condition
Access
No use of the access shall take place until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing.
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/

Kyran Schneider
West Sussex County Council – Planning Services