WEST SUSSEX COUNTY COUNCIL **DATE: 01/02/2018**
PLANNING SERVICES CONSULTATION

FROM: **Jayne Colbert** **TO:** **Adur & Worthing Councils**
FAO: **Eve Hearsey**

SUBJECT: **AWDM/0020/18 - Proposed vehicular access.**

45, First Avenue, Lancing, West Sussex, BN15 9QG

RECOMMENDATION:

Advice	✓	**Modification**		**More Information**	
Objection		**No Objection**		**Refusal**	

S106 contribution total (see below for breakdown): £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.

First Avenue is a 'C' classified road, subject to a 30mph speed restriction in this location. The Site Plan indicates that the proposed dropped kerb will be approximately 3m wide and provide access for one car to park on the frontage.

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 in the vicinity of the site. There is no evidence that the road, containing multiple similar situations to that proposed in this application, has been operating unsafely in this location or that the proposed vehicle cross-over (VCO) would exacerbate an existing safety concern.

From an inspection of the plans and WSCC mapping there is sufficient depth to accommodate a single car parking off-street on the frontage. Approximately 5.7m x 3.9m is available, not including the space taken up by the bay window. The LHA stipulate that car parking bays be at least 2.4m x 4.8m therefore we are satisfied with the proposed parking arrangements and do not anticipate that a car would overhang the footway in this location.

A turn on site would be preferential however the limitations of the available space prohibit this. Furthermore, neighbouring properties have a similar access arrangement without evidence of highway safety concern.

Pedestrian visibility splays have not been demonstrated from the driver's eye; however these splays, if drawn would extend into third party land and could therefore not be maintained in perpetuity. The LHA would advise that any future boundary treatment is kept to a height of no more than 0.6m. Visibility along First Avenue is generally good.

The proposed parking area is surfaced with loose granular material. This is not an ideal surface finish as loose material can cause health and safety incidents and damage the highway surface. However, as it is an existing situation, Manual for Streets 2 (MfS2) 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 LHA anticipate that this situation encourages speeds lower than the posted speed limit, which will reduce the amount of loose material spilled onto the highway surface.

It is unclear whether the proposed access would be obstructed by the lighting pole located slightly north of the access. If a turn into the proposed access is hindered by the location of the lighting pole, it will be the responsibility of the applicant to liaise with the necessary parties to organise the moving of the lighting pole and to cover the cost of the relocation. The pole will need to be relocated at least 1.5m from the location of the top of the ramped kerb of the proposed crossover.

The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (Paragraph 32), and that there are no transport grounds to resist the proposal. If the LPA are minded to approve the application the following informative should be secured:

INFORMATIVE

Street Lighting
The applicant is advised to contact the operator of the street lighting pole to organise the moving/relocation works if necessary.

The applicant is advised to contact the Highway Licensing Team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Jayne Colbert
Planning Services