WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	31 March 2020
LOCATION:	195 Manor Hall Road Brighton BN42 4NQ
SUBJECT:	AWDM/0141/20 Provision of 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 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.

Summary

This proposal is for construction of a vehicular access. It is located and accessed via Manor Hall Road which is C-classified road subject to 30mph speed limit.

Access

The proposed vehicle crossover (VCO) measures circa 3m where it adjoins the public highway. The proposed VCO must be implemented under licence to a specification obtained from WSCC Highways.

The applicant has not provided visibility splays at the proposed access; however an inspection of WSCC mapping indicates that visibility is sufficient and maintainable wholly within the Highway Boundary. 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 the proposed would exacerbate an existing safety concern.

The Local Highway Authority (LHA) note that the applicant has demonstrated pedestrian visibility splays for the proposed access. In relation to the pedestrian visibility there should be splays between a driver's viewpoint 2m back into the access and a distance measured along the back of the footway for 2m on each side of the viewpoint. The proposed plan demonstrates pedestrian visibility of 1m vertically and horizontally. 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'.

The proposed driveway measures circa 5.2 x 6.3m. This area is sufficient to accommodate up to two vehicles considering the minimum requirements of 2.4 x 4.8 m per single parking bay as outlined in Manual for Streets Guidance (MfS).

A turn on site would be preferred however; there is insufficient space on site to accommodate this which appears to be the existing practice in this location and it has been operating for some time without evidence of safety concern.

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 LPA are minded to approve this application, the following condition and informative are advised.

Conditions

Access

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 drawings titled block 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