From: Ian Hayward <ian.hayward@westsussex.gov.uk> on behalf of Ian Hayward
Sent: 13 August 2021 08:32
To: Eve Hearsey
Subject: RE: AWDM/1036/21 : 166 Old Shoreham Road : Vehicular access

Flag Status: Flagged

Afternoon Eve,

Thanks for these additional photos Eve.

I note on the planning register there are also some photos of a Kia Nero parked on the frontage in front of the bay window at an angle. With this arrangement there seems to be some encroachment onto the footway, albeit I appreciate its minimal.

The additional photos (parking in front of the entrance door) seem to be slightly contradictory to the submitted plans where it appears the crossover will be located slightly west of centre on the frontage. Nevertheless, if the parking space is to be in front of a means of escape our Area Office look for 6 metres of frontage depth to be provided to ensure the means of escape is retained. Please see fig 1 at the end of this email.

Our area office has already confirmed to me that regardless of planning consent this is not one they feel complies with their working practice guidance for issuing vehicle crossover licences and any subsequent licence application to implement a VCO for this dwelling will be refused. However, this does not mean we can recommend or substantiate an Objection citing highways terms at the planning stage.

In these situations, we try and find solution and seek amendments at planning whereby the approved scheme will be granted the required crossover licence. Hoverer with this application I don't see a solution. The area office working practice guidance is more rigid in its detailed design requirements than the more 'in principle' considerations we make at planning regarding 'unacceptable' highways safety concerns or 'severe' capacity implications.

We also appreciate that this parking practice is existing. Technically vehicles crossing the footway without using a formalised crossing point is illegal and can be enforced against by WSCC Highways is deemed to be within the public interest.

For vehicle crossover planning applications that only seek crossover / hardstanding works we normally recommend that the use of any hardstanding parking area shall not be used for parking until such time as the access has been implemented as per the approved plans. We also normally ask for a condition that the use of the access does not commence until such time as the hardstanding area is constructed.

If the Local Planning Authority is minded to grant planning approval you may wish to consider applying such access and parking / hardstanding conditions providing you consider they meet the condition tests as set out within paragraph 55 -57 of the recently revised NPPF.

My only concern with this is that it likely to instantly result in a breach of conditions enforcement action if the homeowners continue to park as per the submitted photos.

I addition if the Local Planning Authority is minded to grant planning approval then the following informative note would be advised so the applicant is aware that a licence agreement to implement is not a foregone conclusion. Our planning responses, including this one, will be in the public domain so the applicant will be aware of this issue.

Informative
Vehicle Crossover – Minor Highway Works

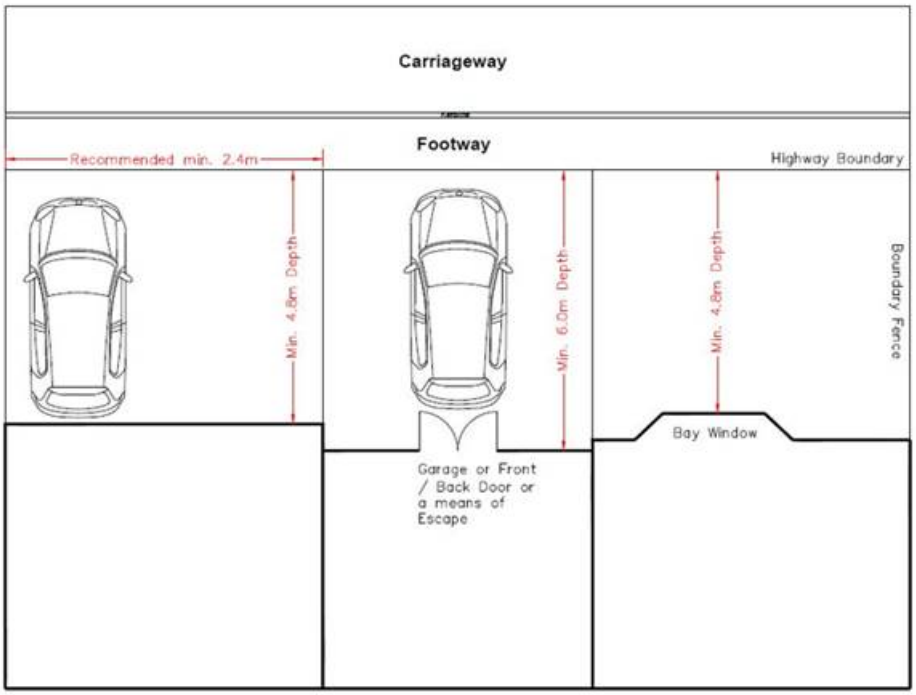
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. 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/

Fig 1 – Vehicle Crossover Hardstanding Depth Requirements



Ian Hayward
Planning Services

From: Eve Hearsey <eve.hearsey@adur-worthing.gov.uk>
Sent: 12 August 2021 12:15
To: Ian Hayward <ian.hayward@westsussex.gov.uk>
Subject: Fwd: AWDM/1036/21 : 166 Old Shoreham Road : Vehicular access

Good afternoon Ian

Thanks for your email dated 8th July regarding the application at 166 Old Shoreham Road, Southwick, ref. AWDM/1036/21.
the applicant chased up the application this week, and when I wrote to him I informed him of your response etc., he wrote back with photos to show that he could park on his frontage without overhanging the highway. (with the attachments to this email)

I noted that the car was parked outside of the front door and wrote back to say that the car was parked to the front of the entrance door, which is a means of escape, and I did not think that WSCC Highways would accept parking in that position, but again reminded him the licence was via WSCC not the LPA.

I attach the photos for your perusal, and hope that you will give me any comments on the parking situation to his property, (which it seems he already is undertaking).

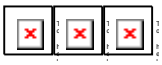
Your comments please.

Kind regards
Eve

Eve Hearsey
Planning Officer, Adur & Worthing Councils
Phone: 01903 221233
Email: eve.hearsey@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA







---------- Forwarded message ---------
From: **Eve Hearsey** <eve.hearsey@adur-worthing.gov.uk>
Date: Tue, 10 Aug 2021 at 14:33
Subject: Re: AWDM/1036/21 : 166 Old Shoreham Road : Vehicular access
To: Anthony Di Bernardo <tonydibs@hotmail.com>

Dear Anthony Di Bernardo

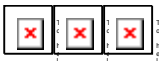
Just to say that WSCC Highways will determine whether or not they will issue you a licence for the works (see their report on the website for your application).
Also, you have parked the car outside of the front door, which is a means of escape, so it is unlikely that WSCC Highways will accept parking in this position.
But as I said it is a matter for WSCC

Regards

Eve Hearsey
Planning Officer, Adur & Worthing Councils
Phone: 01903 221233
Email: eve.hearsey@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

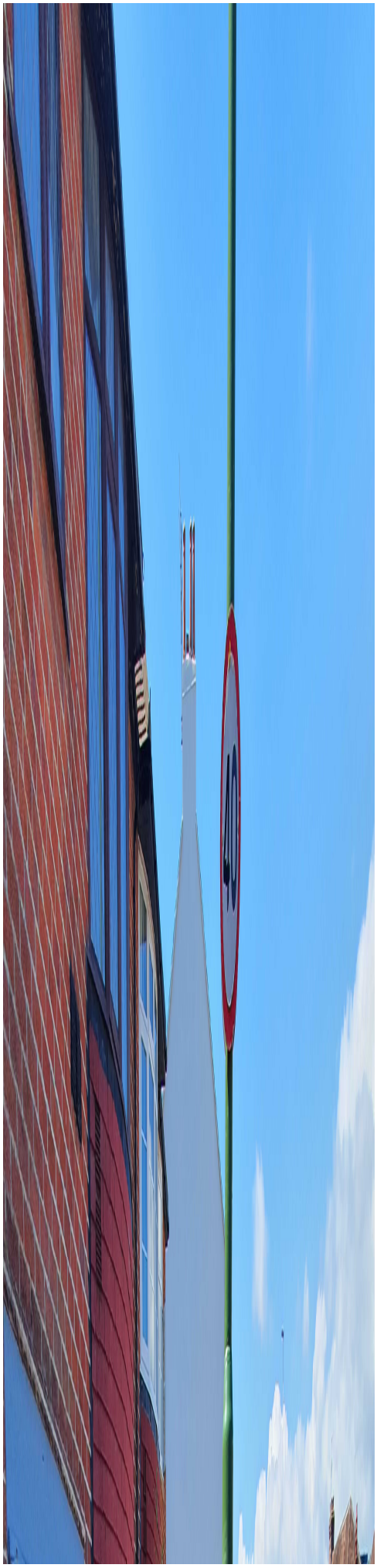






On Tue, 10 Aug 2021 at 13:19, Anthony Di Bernardo <tonydibs@hotmail.com> wrote:

> Hello Eve,
>
> Thank you for the email. I have attached photos showing that in fact we can park on the drive without overhanging on the paving area.



Get Outlook for Android

From: Eve Hearsey <eve.hearsey@adur-worthing.gov.uk>
Sent: Tuesday, August 10, 2021 10:17:41 AM
To: tonydibs@hotmail.com <tonydibs@hotmail.com>
Subject: AWDM/1036/21 : 166 Old Shoreham Road : Vehicular access

Dear Mr Bernardo

Thank you for your email. Due to the amount of submitted applications, unfortunately I have not started on this one. I am hoping to start it either today or tomorrow.

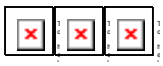
However, I have quickly looked at WSCC Highways consultation response to this application, and it would appear that there are problems with it, which are incapable of solution, namely the space available on your site frontage to adequately position a car on it without overhanging the pavement area. May I suggest you look at these comments on the Councils website to see for yourself the issues that have been raised, as it would appear that it is unlikely that you would receive a licence from WSCC for the parking of the VCO.

Kind regards

Eve Hearsey
Planning Officer, Adur & Worthing Councils
Phone: 01903 221233
Email: eve.hearsey@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA







This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment. Whilst every care has been taken to check this e-mail for viruses, it is your responsibility to carry out checks upon receipt.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment. Whilst every care has been taken to check this e-mail for viruses, it is your responsibility to carry out checks upon receipt.

LEGAL DISCLAIMER
This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor

make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.
