WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	Highways, WSCC
DATE:	12/12/2018
LOCATION:	84, Southview Road, Southwick, Brighton, West Sussex
SUBJECT:	AWDM/0374/18 Vehicular access. More information. Revised plans received. Revised drawings received.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☑ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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 Planning Services 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.

This proposal is for the creation of a Vehicular Crossover (VCO) on to Southview Road, a B-classified road subject to a speed limit of 30mph. The site currently benefits from a VCO to the south of the site, providing access to a garage at the rear.

The Local Highway Authority (LHA) has been re-consulted on this application following the submission of revised plans. The plan submitted previously did not demonstrate the exact position of the proposed VCO.

The applicant has now provided a plan which demonstrates the proposed VCO in relation to the site. The applicant proposes to widen the existing 3.5m VCO to 6.4m in width. A licence will be required for the proposed access works and must be constructed to a specification agreed with the Local Highway Engineer.

Visibility at the proposed widened access appears sufficient for the anticipated road speeds in this location. 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 existing access is operating unsafely or that widening the access would exacerbate an existing safety concern.

The proposed parallel parking space on the site frontage meets the minimum specifications of 2 x 6m as set out in Manual for Streets. A turn on site would be preferred although clearly there is insufficient space to accommodate this and this arrangement has existed at this site for some time without evidence of safety concern.

Conclusion
The LHA does not consider that this proposal would have 'severe' impact 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 the application, the following conditions and informative should be applied:

Conditions
Access
No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the approved site plan.
Reason: In the interests of road safety.

Car parking space (details approved)
No part of the development shall be first occupied 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

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/

Nicola Fry
West Sussex County Council – Planning Services