Fwd: AWDM/1036/21 : 166 Old Shoreham Road : Vehicular access

1 message

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From: **Ian Hayward** <[redacted]>
Date: Fri, 13 Aug 2021 at 08:32
Subject: RE: AWDM/1036/21 : 166 Old Shoreham Road : Vehicular access
To: Eve Hearsey <[redacted]>

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.

[redacted]

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

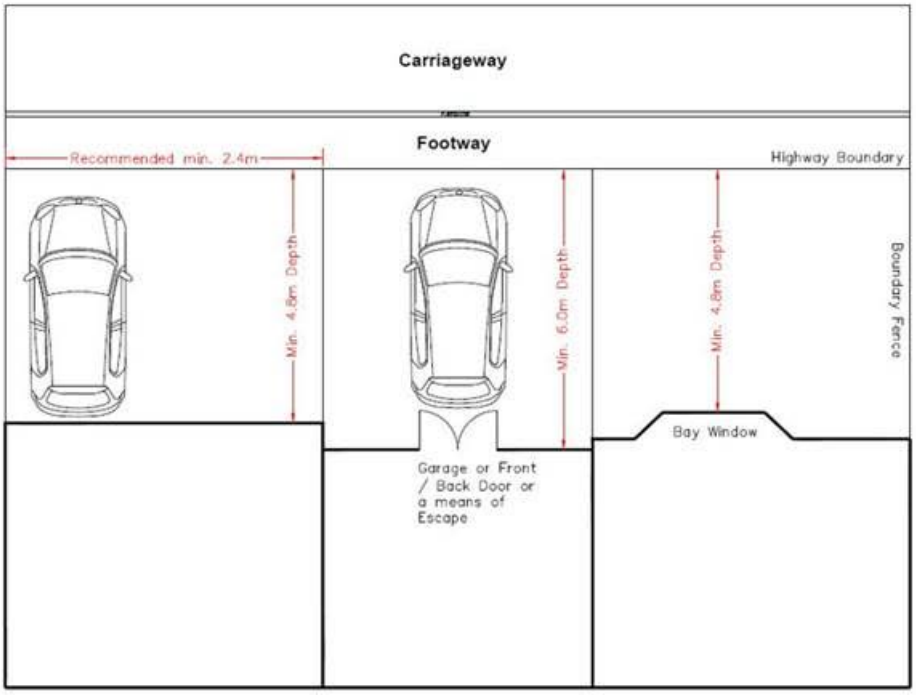
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted.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