WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	8 November 2022
LOCATION:	Meriscay18A Brighton Road Lancing West Sussex BN15 8RH
SUBJECT:	AWDM/1566/22 Relocation of vehicular access. Installation of sliding electric gates and new wall. More info received from Eve Hearsey's email from 2nd Nov 2022.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The LHA has been re-consulted on this proposal following the submission of additional information pertaining to the proposed access width.

The applicant has confirmed that the proposed VCO will consist of 5 flat and 2 slopped kerbs with a maximum width of 6.3m. The latest proposed site plan demonstrates the access as 8.4m wide. Whilst the proposed width is consistent with the VCO guidance, it would need to be demonstrated on a revised plan or secured via planning condition included below.

The proposed plans demonstrate electrically controlled gates across the site access, approximately 3.1m distant from the nearside carriageway, as shown on the proposed site plan. Ideally gates should be positioned at least 5m from the edge of the carriageway or highway boundary to allow a vehicle to be fully removed from the carriageway and/or footway while the gates are opened, however this may not be practical due to the site constraints. While it would be hard to substantiate an objection on highways safety grounds, we would prefer that the gates are removed. I am mindful that the proposal would provide additional parking space, that would otherwise be parked on street.

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 111), and that there are no transport grounds to resist the proposal.

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

Access

The parking area shall not be used until the driveway as shown on the Proposed Site Plan serving the dwelling has been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To secure satisfactory standards of access for the proposed development.

Car Parking

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/

Anastasia Toleva
West Sussex County Council – Planning Services