WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	14 May 2019
LOCATION:	56 Boundstone Lane, Lancing, BN15 9QP
SUBJECT:	AWDM/0719/19 Vehicle 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 Strategic Planning should be considered to be advice only, with respect to this planning application.

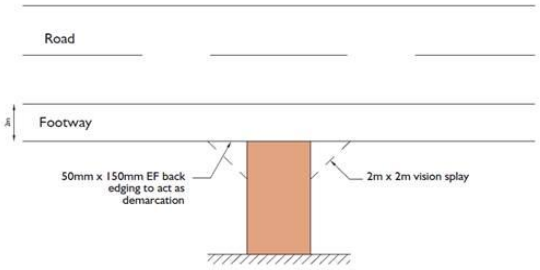
This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

This proposal is for the creation of a vehicular crossover (VCO), with a dropped kerb and area of hardstanding for parking. The site is located on Boundstone Lane, a C-class road subject to a speed limit of 30 mph.

The proposed plans indicate that the proposed VCO will be approximately 3m in width. A licence will be required for the proposed access and must be constructed to a specification agreed with the Local Highway Engineer.

The applicant has not provided vehicular visibility splays; however visibility 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 resulting from road layout. Therefore there is no evidence to suggest that the road network is operating unsafely or that the addition of a single VCO would exacerbate an existing safety concern.

The proposed plans demonstrate pedestrian visibility splays, however these do not appear to have been drawn to WSCC standards. Pedestrian visibility splays should be taken 2m back into the access and a distance measured along the back of the footway for 2m on each side of the access, as demonstrated below. There should be no obstructions over 0.6m within these splays. Details of pedestrian visibility can be secured via condition.



The area of hardstanding will allow for at least 2 vehicles to be parked on site. There does not appear to be sufficient room for on-site turning to be achievable, so vehicles may have to exit onto Boundstone Lane in a reverse gear. However, neighbouring properties operate similar arrangements without evidence of safety concern.

The LHA does not consider that the 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.

Pedestrian Visibility (details required)
No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Boundstone Lane in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
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/

Kyran Schneider
West Sussex County Council – Planning Services