

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Miss K Welch
FROM:	WSCC - Highways Authority
DATE:	24 November 2020
LOCATION:	81 Orchard Way Bognor Regis PO22 9JZ
SUBJECT:	BR/250/20/HH Installation of dropped kerb to front.
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 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 application is for a dropped kerb to front of existing dwelling. The site is located on Orchard Way, a C-classified road subject to a speed limit of 30mph.

The applicant has provided a visibility splay plan for the proposed vehicle crossover (VCO). The splays do not meet WSCC standards however, the LHA note that splays of 2.4m x 43m are maintainable wholly within the public highway 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 as result of road layout. Therefore there is no evidence to suggest that the addition of a VCO would exacerbate an existing safety concern.

The proposed VCO will be 4.6m in width at the carriageway edge. The applicant should be aware that the VCO would be subject to a licence from the Area Engineer and must be constructed to a specification agreed with them.

The VCO will serve a proposed parking area for the existing dwelling, which is anticipated to provide off-street parking for at least two vehicles. A turn on site would be preferred however the LHA acknowledge that this is likely to be unachievable given the site constraints.

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 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

The use of the car parking space(s) shall not commence until such time as the vehicular access has been constructed in accordance with the details shown on the drawing titled Location Plan.

Reason: In the interests of road safety.

Car Parking Space

The use of the access shall not commence until such time as the parking area has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. 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-f-or-driveways-licence/>

Online applications can be made at the link below, alternatively please call [REDACTED]
<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Nicola Fry

West Sussex County Council – Planning Services