

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Amber Willard
FROM:	WSCC - Highways Authority
DATE:	20 April 2020
LOCATION:	4 Flansham Park Bognor Regis PO22 6QD
SUBJECT:	FP/51/20/HH Dropped kerb and crossing.
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 Local Development 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.

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

This proposal is for construction of vehicle crossover (VCO). The site is located on Flansham Park which is a C-classified road subject to 30mph speed restrictions.

The proposed site plan demonstrates visibility splays at the proposed access, however the full extent of the splays has not been demonstrated. WSCC mapping indicates that visibility splays on both sides of the proposed access is sufficient for the posted speed limit and wholly maintainable within highways land. Data supplied to WSCC by Sussex Police over the period of the past five years, reveals no recorded injury within the vicinity of the site, therefore there is no evidence that the proposed access would exacerbate an existing safety concern.

The proposed VCO, as demonstrated on the proposed site plan (scaled 1:100) is approximately 4.4m wide. Any access works onto the public highways must be implemented under a licence obtained by WSCC to a specification agreed with them.

The driveway is to be constructed from gravel. This may result in material being dispersed onto the public highway affecting the surface of the road. The applicant should provide a gravel trap or area of block paving, or other bound material, at the point of access onto Flansham Park (on land within the applicant's control; not within the publicly maintained highway).

The proposed hardstanding area would be sufficient to accommodate 1 vehicle considering the minimum requirements of 2.4 x 4.8 m (per parking bay) as outlined in Manual for Streets Guidance.

Turn on site would be preferred, however it is evident that this cannot be achieved due to the site constraints. However, other neighbouring properties seem to operate with similar arrangements without any evidence of highway safety concern.

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 this application, the following condition and informative are advised.

Condition

Access

Vehicle parking shall not take place within the site frontage until such time as the vehicular access (including a bound material from the back edge of the Highway boundary to prevent gravel overspill) serving the property has been constructed in accordance with the details shown on the drawing titled 'Proposed Layout' PR/01.

Reason: In the interests of road safety.

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 01243 642105.

<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>

Anastasia Toleva
West Sussex County Council – Planning Services