

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Zac Denton
FROM:	Highways, WSCC
DATE:	16/01/2019
LOCATION:	21 Beaumont Park, Littlehampton, BN17 6PE
SUBJECT:	LU/257/18/HH Installation of crossover and hardstanding
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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 construction of a new vehicle crossover (VCO). The site is located on Beaumont Park, a C-classified road subject to a speed limit of 30mph.

The provided plans and local mapping indicate that the site does not currently benefit from a VCO. A licence will be required for the proposed VCO works onto Beaumont Park. The applicant should be aware that the Local Area Engineer is unlikely to grant a licence for a VCO in this location as it crosses through a layby and would result in the loss of on-street parking.

Accurate visibility splays demonstrating a minimum stopping sight distance of 43m at a distance of 2.4m back from the carriageway edge for a 30mph road have not been provided. However, an inspection of WSCC mapping indicates that these splays are achievable at this location and are maintainable wholly within the Highway.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there has been one recorded injury accident within the vicinity of the site however; this was not as result of the road layout in this location. Therefore there is no evidence to suggest that the existing highway network is operating unsafely or that the addition of a VCO would exacerbate an existing safety concern.

The proposed plans demonstrate that a single parking space will be provided on site, constructed from a hardbound material preventing spillage of material onto the Highway. A turn on site would be preferred however; there is insufficient space on site to accommodate this.

Conclusion

In conclusion, the LHA does not consider that this 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. However, as mentioned above, the applicant should be aware that a licence for a through-layby VCO is unlikely to be granted in this location due to the loss of on-street parking for neighbouring residents.

If the LPA are minded to approve the application, the below condition and informative should be applied. I am mindful of the use of pre-commencement conditions; as such the suggested wording below is anticipated to be acceptable.

Conditions

Access

The use of the access shall not commence until such time as the parking area has been constructed in accordance with the details shown on the drawing titled Existing and Proposed Site Plan Rev A.

Reason: In the interests of road safety.

Car Parking Space

The use of the parking area shall not commence until such time as the vehicular access serving the dwelling has been constructed in accordance with the details has been provided shown on the drawing titled Existing and Proposed Site Plan Rev A. 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 [REDACTED]

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Nicola Fry

West Sussex County Council – Planning Services