

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Stuart Corbey
FROM:	Highways, WSCC
DATE:	23/11/2018
LOCATION:	110, Southfields Road, Littlehampton, West Sussex, BN17 6PD
SUBJECT:	LU/269/18/HH Vehicular access & hardstanding to front garden.
DATE OF SITE VISIT:	
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 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.

The LHA has been consulted on this application for a vehicular crossover at 110 Southfields Road. No detailed plans have been provided outlining any of the landscaping at the site however the LHA appreciate that there is space within the red edge to accommodate a vehicle off of the highway.

It is advised that a condition is secured to any permission of this proposal to ensure plans outlining adequate space within the hardstanding and curtilage of the site prior to occupation/use. The hardstanding is required to measure a minimum of 2.4 x 4.8m and be made up of a bound material on land within the applicants' red edge, although it appears that the entire frontage is to be surfaced to allow parking.

Visibility has been drawn incorrectly. Splays should be drawn from the back edge of the kerb and span from 2.4m back into the access. From observation of WSCC Mapping, the verge and footway at this point measures in excess of 2.4m and the splays are obtainable wholly within the highway boundary. Therefore visibility is not required to be conditioned alongside this application.

Other properties within Southfields Road operate on a similar arrangement and have functioned with no known highways accidents or personal injury claims to flag a highways safety concern.

I have consulted the Area Officer for Arun as generally there is a policy which does not allow the creation of accesses through laybys, with regards to the loss of parking for residents and visitors of other properties. It is considered however that as the access is to

be positioned at the very end of the layby, this would not adversely affect the existing parking arrangement and therefore a license could be obtained to complete the works on the highway.

The applicant is advised to contact the Area Officer to obtain this license prior to commencing any works on the highway. A suitably worded informative is advised below.

Based upon the above consideration the LHA raise no highways safety concerns with the proposal.

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/>

Jodie Wilkes

West Sussex County Council – Planning Services