

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Finlay Gardner
FROM:	WSCC - Highways Authority
DATE:	9 March 2020
LOCATION:	84 Southfields Road Littlehampton BN17 6PB
SUBJECT:	LU/44/20/HH New vehicular access & driveway.
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.

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

Site Background

The proposal is for a new Vehicle Crossover (VCO) and Driveway.

The site is located on and accessed via Southfields Road, a 'C' Classified Road subject to a 30 mph Speed limit.

Access

The applicant has demonstrated a drop kerb below the maximum WSCC standards of 6.4 metres.

The applicant has provided visibility splay's at the new access point. These however, are not to standards and should extend to the nearside carriageway. The Local Highways Authority (LHA) does however observe that the road has a 'C' classification with a low speed limit and traffic flow. Manual for Streets (MfS) has allowances for these instances and broadly states the following,

Vehicles exiting the back edge of the footway mean that emerging drivers will have to take account of people on the footway. The absence of wide visibility splays at minor accesses will encourage drivers to emerge more cautiously, similarly to how vehicles pull out when visibility along the carriageway is restricted.

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 collisions within the vicinity of the

site. Therefore there is no evidence to suggest that the new assess would operate unsafely.

Vehicle Parking and Turning

The applicant has demonstrated parking area (4.5x7.4 metres) large enough to accommodate one car. The Local Planning Authority (LPA) is advised that the applicant is in possession of an area large enough to extend this parking to 4.8x7.4 metres to accommodate a two car parking provision if the LPA deem appropriate.

A turn on site would be preferred, though there is insufficient space to achieve this. However, other properties have similar arrangements. Balanced against this is the benefit of removing a vehicle parked on the highway, where the existing practice is on-street parking by residents of adjoining properties, with a noticeable narrowing of the existing available carriageway.

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.

The LHA advises the LPA that if they are mindful to permit the above application than to attach the following conditions and informative:

Conditions

Access

The use of the parking area shall not commence until the vehicular access serving the development has been constructed in accordance with the approved site plan.

Reason: In the interests of road safety.

Car Parking

The use of the access shall not commence until the parking area has been constructed in accordance with the approved site plans. 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 Local Highways Authority (LHA) advises the applicant 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 the permission of a Vehicle Crossover (VCO) licence.

Please see the following link on details pertaining to the licence application process:

<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/>

Stephen Garrard
West Sussex County Council – Planning Services