

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Zac Denton
FROM:	WSCC - Highways Authority
DATE:	13 August 2020
LOCATION:	Little Thatch 93 Middleton Road Bognor Regis PO22 6DW
SUBJECT:	M/47/20/HH Construct a new site access from Middleton Road.
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 the construction of a new Vehicle Crossover (VCO) .

The application site is located on Middleton Road a publicly maintained, 'B' classified road subject to a 30-mph speed limit.

The site has a permitted planning application (M/133/17) that has seen the construction of a dwelling. Though inspection of the plans and consultations, it is apparent to the Local Highways Authority (LHA) that we were not consulted and access for the property was not considered. Comments for the 'existing' access are provided below.

Access existing

Upon inspection of WSCC local mapping and relevant planning history, the LHA deem the existing access as not benefiting from a formalised VCO. However, it appears that this access has been used for some time and, 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 existing access is currently operating unsafely.

The applicant has not provided details for closing up the existing access. The LHA wishes to see these details either during this planning application or details to be secured via a suitably worded condition.

Access Proposed

The applicant proposes to relocate the new access to the centre of the property line. The LHA understands the benefits of increasing visibility in doing so. The proposed VCO width is 3.9 metres. The applicant is advised to increase this to a more desirable width of 4.3 metres, details of which can be secured via a suitably worded condition.

All visibility will be located within the publicly maintainable highway.

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 proposed access would operate unsafely.

With all the above considered, the LHA would not anticipate that the proposal would generate a highways safety concern at the proposed access.

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 car parking space(s) shall not commence until the vehicular access has been constructed in accordance with plans and details **to be** submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Access Closure

The use of the access shall not commence until the Existing Access has been closed off in accordance with plans and details **to be** submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

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 [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/>

Stephen Garrard
West Sussex County Council – Planning Services