

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Samantha Allen
FROM:	Highways, WSCC
DATE:	21 st August 2018
LOCATION:	Holly Cottage, Yapton Road, Middleton-on-Sea, Bognor Regis, PO22 6DT
SUBJECT:	M/83/18/HH New vehicular access. Additional information received.
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 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.

Summary

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), has been re-consulted on proposals for new vehicular access on to Yapton Road. In LHA comments dated 1st August 2018 further information was requested in the form of visibility splays suitable to the anticipated vehicle speeds along Yapton Road in this location.

The applicant has provided further information and a plan demonstrating the achievable visibility splays from the proposed access point.

Content

The applicant has clarified that the existing vehicular access from Elmer Road leads to a garage at the far end of the rear garden. The proposed second access and parking fronting Yapton Road will be closer to the property. The LHA does not consider that on-street parking would be detrimentally affected by the location of the second access. We concur that the context of the road in this location is not conducive to on-street parking. Nevertheless the applicant should be aware that the crossover will require a licence from the Area Engineer and that due to their policies a licence is unlikely to be granted for amenity reasons.

The LHA previously stated that a splay in excess of 2.4m by 43m is achievable to the north within the highway boundary, suitable to the posted speed limit of 30mph. To the south a splay of 2.4m by 38m to the centre line (to the roundabout) has been demonstrated. Manual for Streets 2 paragraph 10.5.5 states that some circumstances, such as opposing flows being physically segregated, make it unlikely that vehicles would be approaching in the left lane, from the left. Whilst there is no physical feature or road markings to deter this in this location, the LHA acknowledge vehicles will have just negotiated the roundabout, the geometry of the road in this location and anticipated speeds lower than the posted limit mean that it is unlikely vehicles would be overtaking. We therefore

consider that the splay taken to the centre line is acceptable to the anticipated speeds. Considering this is achievable entirely within publically maintained highway we would not require a condition to secure these splays though we would advise that any existing concern with overgrown vegetation within the highway verge should be raised with the local area office.

Conclusion

Suitable parking and turning arrangements were previously submitted to the LHA and we are now satisfied that visibility has been appropriately demonstrated also. The LHA does not consider that the 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.

If the LPA are minded to approve the application the following informative should be secured:

INFORMATIVE

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 license 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/>

Katie Kurek
West Sussex County Council – Planning Services