

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	7 January 2021
LOCATION:	14 East Bank North End Road Yapton BN18 0DJ
SUBJECT:	Y/121/20/HH Installation of a dropped kerb
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
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 Vehicle Crossover (VCO).

The application site is located on North End Road a publicly maintained, 'B' classified road subject to a 30-mph speed limit. As a result, the Local Highways Authority (LHA) will refer to Manual for Streets (MfS) as guidance.

The Local Highways Authority (LHA) has viewed the submitted plans and documents, taking a view that the applicant has not submitted clear enough details to assist in the LHA's recommendation for the Local Planning Authority (LPA). The LHA has provided comments below outlining the issues.

Issues Raised

The LHA wishes to outline the issues that will need addressing before a formal recommendation can be made to the Local Planning Authority (LPA). This list will be followed with more detail below.

1. Visibility splays crossing 3rd party land,
2. The access proposed is 6.42 metres.

Recommended correction and mitigation measures

The LHA wishes to supply the following recommendations. However, these are guidelines to aid in providing the corrections to the issues outlined above.

1. The LHA requests that the applicant demonstrates maximum visibility splays that only cross land under the applicants control or within the publicly maintainable highway.
2. The applicant should be made aware that VCO's under 4.5 metres or over 6.4 metres are generally not accepted at the licensing stage. Though in this instance, such a provision is not considered a highway safety concern. The applicant should be mindful that this may result in, if successful, a planning permission that cannot be implemented. Therefore, the applicant is recommended amending the plans to show a kerbside VCO of between 4.5 – 6.4 metres (including transitional kerb stones). Also, the LHA wish to state that VCO's normally are wider at the kerbside and taper back towards the driveway to assist in ease of access.

Conclusion

Please raise the above with the applicant and re-consult. Until such time, the LHA are not in a position to provide final comments until we receive the requested information as stated above.

The applicant and Local Planning Authority should be aware that the information provided for this request, might result in the need for further documentation upon resubmission.

Stephen Garrard
West Sussex County Council – Planning Services