



Vehicle Crossing Guidance

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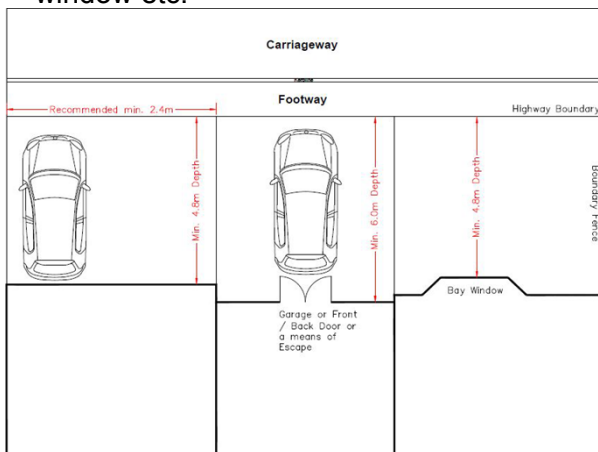
Vehicle Crossing Guidance and Self-Assessment

Before submitting your application you are advised to check your proposal against the following criteria:

1. Is there enough space in your garden?

In order to ensure that the full width of pavement is available for pedestrians and that there is no risk of other vehicles coming into conflict with your parked car, no part of a vehicle parked within your property should overhang, or be positioned on the highway. An application will not be permitted where multiple small manoeuvres on the footway are necessary to access your hardstanding. The vehicle access crossing to the highway should not be used as an additional parking space, and is for crossing into a private driveway only. The information below sets out the minimum allowable criteria for the private driveway area. This takes account of the probability of homeowners having different sized vehicles over time and removes the risk of future vehicles overhanging the pavement.

- At least 4.8m long between the back of the pavement or property boundary and front of your building and 2.4m minimum width.
- Or at least 6m long where the parking area is in front of a garage or door where adequate means of escape needs to be provided, like front/back door, escape window etc.



2. Separate entrance and exit

In order to maintain as much on-street parking as possible, a second access in urban and sub-urban areas (this includes access from an adjacent road at the side or back of the property) is highly likely to be refused unless significant safety or community benefit can be identified (unless existing parking restrictions mean no loss of on street parking will result). In rural areas, a request will be assessed on its own merits with consideration given to existing and future on-street parking pressures. If you would like to request an extension to an existing crossing (maximum of 6.4m width in total), or to move a crossing to an alternative location this can be assessed.

3. Laybys

Halton Borough Council do not permit the construction of vehicle accesses into parking laybys or dedicated parking areas. This is to ensure that existing designated residents and visitor parking is maintained for all on a first come, first serve basis. An exception to this may be when there are already parking restrictions in the layby that would prevent parking from taking place. In these cases please contact Halton Borough Council Highways to discuss. It may also be possible to have access over the taper of the layby, again this will require discussion with the Highway Department.

4. Grass amenity areas

It is likely that requests to cross large expanses of grass amenity areas will be refused. This is due to negative impact on the street scene, the impact on highway drainage and potential to introduce an unsafe environment for children that may use the area for recreation.

5. Visibility requirements of the vehicle access crossing

The position and construction of your driveway shall be clear enough for you to drive out of the driveway without causing danger to yourself or other road users.

Probably the most important contribution to road safety is the provision of adequate visibility. Adequate visibility enables road users to see a potential hazard in time to slow down or stop comfortably before reaching it.

The application will be refused if the crossing does not meet visibility requirements set within published industry standards. Halton Borough Council considers each request on its own merits and in conjunction with the vehicle access crossing policy and this guidance.

Consideration will be given to the driver's line of vision in both the vertical and horizontal planes.

In order to determine the exact level of visibility required, a site inspection will be needed.

6. Visibility from road junctions

If the location of the proposed crossing is close to a road junction, visibility sight lines will be assessed and driveway recommended at appropriate distance from the road junction. In addition driveways will need to be placed at a minimum of 1.8m from the end of any curve radius leading into or out of a junction.

If the property is situated directly on the junction of two roads, it will generally be safer to situate the access on the minor, side road. Accordingly you may be asked to amend your proposals to comply with this requirement.

In order to determine the exact level of visibility required, a site inspection will be needed.

7. Road safety requirements

Any application for the construction of a vehicle access crossing may be refused on the grounds of highway and pedestrian safety. Situations where manoeuvring onto or off the highway may be hazardous include:

- Onto a section of road where traffic speeds are high;
- On the approach to traffic signal junctions where regular queuing takes place;
- Onto a roundabout;
- Within the zig-zag markings of pedestrian crossings;
- Immediately adjacent to pedestrian refuges, traffic islands which would prevent a vehicle turning in excess of 90 degrees in a single manoeuvre;
- At bus stops where use of a crossing could conflict with passengers waiting or make it difficult for disabled passengers to board or alight a bus
- In the immediate vicinity of a junction.

The above list is indicative, but not exhaustive.

8. Shared access and permitted widths

Where the occupiers of two adjacent properties share a driveway and wish to build a double width crossing to serve the two sites, one occupier should act on behalf of both parties. The maximum allowable width of any one access at any one location is 6.4m (2 transition kerbs and 5 dropped kerbs). However each site will be assessed on their own merit.

9. Drainage

The parking area within your property must be built so that water does not drain from it across the highway. Suitable drainage must be provided within the boundaries of your property. Driveways in excess of 5 square metres should be constructed in a permeable material or provide a suitable permeable or porous area within your property. Please note that if you are proposing to construct an

impermeable hard standing area in excess of 5 square metres, you should again liaise with the local planning authority as this may require planning permission.

Additional information and guidance can be found at the links below:

<https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance>
(see Class F Hard Surfaces)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

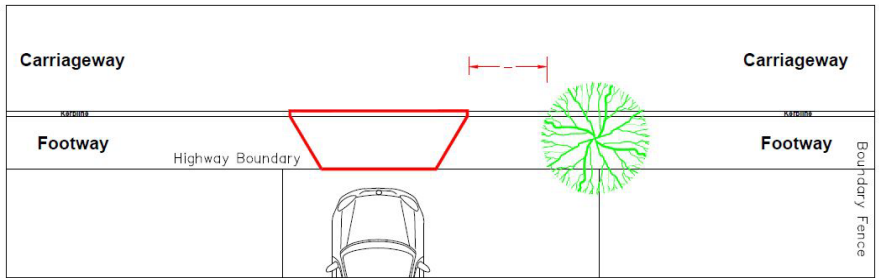
10. Lamp columns and street furniture

All street furniture, lamp columns and utility plant needs to be situated at least 1.0m from the location of the top of the ramped kerb of the proposed vehicle access crossing. Any street furniture, lamp columns and utility plant within 1.0m must be relocated at the expense of the applicant. It is the responsibility of the applicant to liaise with the necessary parties to organise the moving of any utility plant or other street furniture.

11. Trees and Root Protection

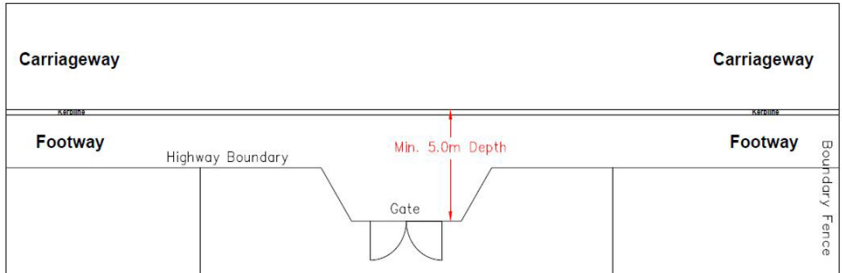
Applications requiring the removal of a healthy, well established highway tree are likely to be refused.

To avoid damage to the tree roots or rooting environment, a minimum root protection area needs to be left undisturbed around each tree. This figure can be calculated by multiplying the trunk diameter by 12, and then measuring from the trunk across the proposed vehicle access construction. Where this is not possible, an officer will need to assess the site before approval can be given.



12. Gates

If gates are to be fitted across the vehicle entrance to your property they must not open outwards across the highway. Additionally, on busy roads they must be set back at least 5m from the edge of the carriageway to allow the driver to park clear of the highway whilst opening the gates. Sufficient space must exist within the site for the gates to close.



13. Are you the owner of the property or do you have their consent?

If you are not the freehold owner of the property, you will need to obtain the permission of the owner for the construction to be undertaken before Halton Borough Council will consider your application.

14. Refusal and your Responsibility

- Most applications are successful; however if your proposed crossing puts other road users at risk or seriously interferes with the free flow of traffic on a busy road, it may be turned down. Notwithstanding the guidelines above, in certain circumstances it will be necessary for the Council, as Highway Authority, to refuse to allow the construction of a vehicle access crossing to your property. In these circumstances you will be informed in writing of the reason why permission has been refused.

Reasons for refusal may include:

- Planning grounds
- Land ownership objections
- Local parking implications
- Safety implications

The Council's decision as to whether the application will be approved or refused is final. An appeal will not be considered due to parking conditions in your area or where you feel that an access has already been built in your road or elsewhere does not comply with the current criteria for approval and should not have been approved. The presence of historic substandard accesses cannot be accepted as mitigation.

The policy of the Highway Authority in relation to minimum driveway depths has changed over time. This may mean that properties in your road have a vehicle access crossing that does not comply with the criteria set out in this document and appears in all respects to be very similar to your own proposals. Nevertheless, you will need to comply with the standards set out here and the fact that someone else may have a shorter parking space will not be taken into account when assessing your proposals.

Your Responsibility:

The applicant will be solely responsible for all planning permissions that may be required. Consultation with the Local Planning Authority must be made before any works commence.

There are a number of scenarios whereby planning permission may be required as follows:-

- Access is onto the classified road network
- The access is for anything other than a single dwelling
- Where no buildings are present on the land
- Conservation areas
- The property is listed
- Your private hardstanding is in excess of 5sqm and impermeable.

Halton requests that the applicant provides evidence that they have consulted with any neighbours that may be affected by the relocation of street furniture nearer to their property.

The applicant will be solely responsible for ensuring that there are no restrictive covenants preventing access over land between the boundary of the property and the carriageway edge.