

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	WSSC - Highways Authority
DATE:	24 January 2022
LOCATION:	7 Canada Road, Arundel, BN18 9HZ
SUBJECT:	AB/148/21/PL Demolition of 4no. existing bungalows and erection of 5 No. 2 bedroom dwellings with associated parking and landscape. This application is in CIL Zone 2 and is CIL liable as new dwellings.
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.

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

Context & History

West Sussex County Council was consulted previously on Highway Matters for this site under application AB/4/18/PL seeking demolition of 4 x existing bungalows & erection of 5 x 2-bedroom dwellings with associated parking & landscaping. No Highways concerns were raised, consent was granted by the Local Planning Authority.

This latest application is similar in principle seeking consent for the erection of 5 x 2 bedroom socially rented dwellings with associated parking and landscaping.

A Highways Technical Note has been prepared by Paul Basham Associates to support the highways aspects of this application.

Wider Impact

Give the proposed net increase of one dwelling it would not be anticipated this application would result in a material impact on the operation of the maintained highway network in the vicinity.

Access & Parking

Access and parking will be provided in 2 locations. A layby arrangement will be created on Canada Road to provide 5 parallel spaces. An off-street space will be created via Hill Terrace to serve plot 1.

The layby arrangement will require works upon land consider public highway and without any 'Stopping Up' the spaces created could not be reserved for use specific use by residents of the proposed units. I note a slither at the southern extent of these spaces is not adopted highway. The footway realignment works to facilitate the creation of this layby are within private land. The highway works would therefore need to be implemented via a combined Section 38/278 Agreement. It is being considered by the Local Highways Authority that these layby spaces will ultimately be available for public use.

I would note that in principle the existing 4 dwellings were not provided with any off street car parking so the Local Highways Authority would not be minded to raise any overriding highway issues to the scheme citing parking even if no additional off street car parking was to be provided.

Plot 1 will be provided off street car parking. As such the parking at this plot should be EV enabled as per the Arun DC Supplementary Planning Document For Parking. The specific details of which can be secured via a suitably worded planning condition.

Suitable 'secure and covered' cycle parking has been demonstrated by the applicants.

Construction Environment and Management Plan

A Construction Environment and Management Plan has been submitted by the applicants. Upon review the details within would be considered acceptable to the Local Highways Authority.

Conclusion

The Local Highways Authority does not consider that the proposal would have and an unacceptable impact on highway safety or result in a 'severe' cumulative impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority are minded to grant planning consent the following conditions would be advised:

Conditions

Access

No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.

Reason: In the interests of road safety.

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces has been provided in accordance with the approved planning drawings.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Electric Vehicle Charging Spaces

No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

Informative Note

Section 38/278 Agreement of the 1980 Highways Act - Works within the Highway & Provision of Adoptable Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover both the off-site highway works and proposed adoptable on-site highway works. The applicant is requested to contact The Implementation Team Leader [REDACTED] to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place and any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

Ian Hayward
West Sussex County Council – Planning Services