

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Kaur Singh
FROM:	WSCC - Highways Authority
DATE:	14 May 2021
LOCATION:	Land adjacent to Woods Way House, 3 Torton Hill Road, Arundel, BN18 9HF
SUBJECT:	AB/48/21/PL Construction of 1 No. three bedroom dwelling & associated works. This site is in CIL Zone 2 & is CIL Liable as new dwelling.
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 Strategic Planning 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

This proposal is for the construction of a three-bedroom dwelling. The site is located on Torton Hill Road, an unclassified residential road subject to a speed restriction of 20 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility

The applicant proposes a new vehicular access onto Torton Hill Lane. The proposed vehicle crossover (VCO) will be subject to a licence obtained through the local area office and constructed to a specification agreed with the local area engineer. From inspection of local mapping, vehicular visibility appears sufficient in both directions at the proposed point of access onto the maintained highway.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and Turning

The applicant proposes two car parking spaces for this development, in the form of a single-car garage and driveway. The LHA notes that the proposed garage does not meet the minimum internal specifications for single-car garages of 3m x 6m as set out in Manual for Streets (MfS), and therefore cannot be considered for parking provision. The LHA advises the applicant to enlarge the garage to meet MfS specifications.

On-site turning does not appear achievable, so vehicles may have to exit the site in a reverse gear. However, this is not anticipated to result in a highway safety concern.

Under Arun Parking Standards, the LHA would expect a dwelling of this size in this location to provide at least two car parking spaces. If the applicant can enlarge the garage to MfS specifications, the LHA will be satisfied with the proposed parking provision.

Notwithstanding the above, the LHA does not anticipate that the shortfall of one car parking space would give rise to a highway safety concern or parking capacity issue. Torton Hill Road benefits from unrestricted on-street parking; however, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. The applicant is advised that for dwellings with an off-street parking provision, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards.

The applicant has demonstrated cycle storage to the rear of the plot, in accordance with Arun Parking Standards. The inclusion of secure and covered cycle parking helps promote the use of sustainable transport methods.

Sustainability

The site is located within walking/cycle distance of local services, such as shops and a school. Public transport is also accessible from this location. Hourly bus services to Shoreham can be caught from nearby bus stops on Torton Hill Road. Alternatively, Arundel Train Station is situated approximately 1.5km east of the site.

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.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions

Car parking space (details required)

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. 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 have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

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

Vehicle Crossover – Minor Highway Works

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 licence 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-f-or-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-f
or-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/](https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f
or-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/)

Kyran Schneider
West Sussex County Council – Planning Services