

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	2 November 2021
LOCATION:	Rear of Green Gables, Northfields Lane, Westergate, PO20 3UH
SUBJECT:	AL/121/21/PL Demolition of swimming pool buildings and erection of 1 No. new dwelling using the existing access. 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.

Summary

This proposal is for the demolition of existing swimming pool buildings and erection of one dwelling. The site is located off Nyton Road, a B-classified road subject to a speed restriction in this location. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility

The applicant proposes to utilise an existing vehicular access via a private access drive. If the applicant proposes any works to the private access road, the applicant is advised to contact the proprietor of the drive to obtain formal approval.

Access to the maintained highway is at the access on Nyton Road. From inspection of local mapping, there are no apparent visibility issues with the existing point of access on to the maintained highway. The LHA does not anticipate that the addition of one dwelling would give rise to a material intensification of use of the existing access.

Parking and Turning

The applicant proposes four car parking spaces for this development, comprising of a double-bay garage and two additional parking bays within the driveway. Under Arun Parking Standards, the LHA would expect a dwelling of this size in this location to provide at least three car parking spaces. Therefore, the LHA considers the proposed parking provision to be sufficient. From inspection of the plans, the proposed parking spaces are suitably sized and on-site turning of a fire appliance has been demonstrated.

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.

Regarding cycles, the proposed garage is of a suitable size to be considered for cycle parking provision. The garage is of sufficient size to accommodate at least two cycles, in accordance with Arun Parking Standards.

Sustainability

The site is located within Westergate Village, which does provide some local services and amenities, such as a school and shops. Cycling is a viable option in the local area. There are also

opportunities for sustainable travel, with hourly bus services available from Nyton Road. Barnham Train Station is within cycle distance 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 111), and that there are no transport grounds to resist the proposal.

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

Car parking space (details approved)

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 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.

Kyran Schneider
West Sussex County Council – Planning Services