

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	10 February 2022
LOCATION:	Mildmay, Hook Lane, Chichester, PO20 3TE
SUBJECT:	AL/4/22/PL Demolition of existing property and erection of 1 No. 4 bed dwelling with ancillary parking. (Resubmission following AL/89/21/PL).
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.

West Sussex County Council was last consulted on Highway Matters for this site under application AL/89/21/PL which sought the demolition of existing property and erection of a new 4 bed dwelling house with ancillary parking.

Highways comments were provided dated 28/09/2021 and 28/10/2021. Ultimately no overriding highway safety or capacity concerns were raised. However, some limitations were identified with regard to the demonstrated access and parking arrangements.

The application was refused but not on highways matters.

This latest application seeks the demolition of existing property and erection of 1 x 4 bed dwelling with ancillary parking.

No changes to the existing access arrangements are proposed. A photograph has been submitted within the Planning Statement which demonstrates that the whole site frontage is open and available for parking. The 'crossover' from Hook Lane carriageway into the site seem to be informal and not to current WSCC specification. The applicants would be advised to formalise the crossover under licence to a specification obtained from WSCC Highways. The applicant should be aware that the widest crossover that WSCC Highway will permit a licence for would be 6.4 metres, so would need to be located centrally within the plot to access the parking spaces.

The existing site parking layout has been demonstrated as being 3 spaces parked perpendicular across the site frontage. No changes are proposed to this.

Any on-site parking should be provided in line with the Arun DC supplementary planning guidance for parking within residential developments. The site is located within Barnham which is within Parking Behaviour Zone 2. For a 4-bed dwelling in this location it would be anticipated that 3 car parking spaces would be required. On this basis the parking provision would be considered adequate.

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 (adopted January 2020).

A secure and covered cycle parking provision should also be provided.

In conclusion the Local Highways Authority does not consider that the proposal would have and 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 Local Planning Authority is minded to grant planning consent the following conditions would be advised:

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.

The following informative note should be included so the applicant can investigate upgrading the existing vehicle crossover to current WSCC specification.

Informative Note

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-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Ian Hayward

West Sussex County Council – Planning Services