

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Ms Myer
FROM:	WSCC - Highways Authority
DATE:	5 July 2021
LOCATION:	Norton Farm House Norton Lane Chichester PO20 3NH
SUBJECT:	AL/86/21/L Listed building consent for the subdivision of existing building to create 2 bedroom dwelling, construction of detached garage/workshop, external & boundary works.
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.

The proposed seeks listed building consent for the subdivision of existing building at Norton Farm House, Norton Lane to create a 2 bedroom dwelling, construction of detached garage/workshop, external & boundary works.

I note this is a Listed Building consent application, as such the highways comments provided below may not be given weight or consideration in determining this particular application. Typically, a similar 'full' planning application would be submitted at the same time as the listed building consent application and highways comments provided under that application for consideration. This does not seem to be the case for this application and therefore substantive highways comments will be provided below.

The site itself seems to already benefit from planning approval for the subdivision to provide a 1 bed dwelling as approved under AL/34/20/PL.

After inspection of the latest submitted plans the current application is, in highways terms, principally the same as that previously approved. As such there would be no highways grounds to resist the latest iteration of the scheme.

Suitable on-site parking provision is proposed for a dwelling of this size in this location. Cycle parking can take place within the garage facility.

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).

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 109), 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.

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

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.

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.

Ian Hayward

West Sussex County Council – Planning Services