

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	28 September 2021
LOCATION:	Mildmay, Hook Lane, Chichester, PO20 3TE
SUBJECT:	AL/89/21/PL Demolition of existing property and erection of new 4 bed dwelling house with ancillary parking.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
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 consulted previously on Highway Matters for this location under planning application AL/123/17 for the demolition of existing dwelling & erection of 1 No. dwelling (resubmission following AL/83/17/PL). No highways concerns were raised and consent was granted by the Local Planning Authority.

It seems that this permission has expired without implementation and this latest application seeks a similar replacement dwelling.

The application form details that no changes are proposed to the existing site access arrangement. However, parking has been demonstrated as being 3 spaces parked perpendicular across the site frontage. This parking arrangement does not seem achievable without alterations to the existing access point.

Please raised this with the applicant and clarify if any access works are proposed.

It seems pragmatic to provide a central point of access measuring no greater than 6.4 metres in width. This should provide access to the parking spaces as demonstrated. These access works would need to be implemented under licence to a specification obtained from WSCC Highways.

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.

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.

No in principle highways concerns are raised to the proposed, but clarity would be requested regarding any access works so suitable advice can be provided with regard to accessibility to the proposed parking spaces, and suitable conditions and informative notes can subsequently be provided.

Ian Hayward
West Sussex County Council – Planning Services