

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Mr S Davis
FROM:	WSCC - Highways Authority
DATE:	7 July 2022
LOCATION:	8 Gossamer Lane Aldwick PO21 3AY
SUBJECT:	AW/104/22/PL 1 No bungalow including parking, boundary fence, and alterations to entrance wall and driveway. This application may affect the setting of listed buildings and is in CIL Zone 4 and is CIL Liable as a 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary

This proposal is for construction of bungalow within the existing plot of no.8 Gossamer Lane.

Gossamer Lane is a C-classified road subject to 30mph speed limit.

Vehicular Access

The existing accesses are to be retained with no proposed alterations. The proposed dwelling will exit via the access to the southwest and the existing dwelling will utilise the access to the southeast. The LHA are satisfied with the available visibility from this existing established access points.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing accesses are operating unsafely or that the proposal would exacerbate an existing safety concern.

The addition of one dwelling is not anticipated to result in a material intensification of use onto Gossamer Lane.

Parking and Turning

The proposed site plan demonstrates 3 parking spaces for this development, of which one is to be situated within the proposed garage. The WSCC Car Parking Demand Calculator (PDC) would expect 2 parking spaces to be provided for 2 bedroom dwelling in this location.

The proposed single garage, as demonstrated on the site plan 4x6m internally which accords with minimum requirement for a single garage of 3 x 6m as outline in Manual for Streets (MfS) guidance. It should be noted that under the revised WSCC parking guidance, each garage space (3 x 6m) counts as 0.5 of a parking space towards the expected provision.

Each parking bay accords with the minimum requirements of 2.4 x 4.8m.

The site's curtilage area for the proposed dwelling provides turning space for vehicles to turn and egress in forward gear onto the public highway.

Given the recent changes to the Building Regulations Approved Document S (Infrastructure for the Charging of Electric Vehicles), it may be that the provision of EV charging is now covered under separate legislation to planning. Therefore, WSCC as Highway Authority have no comment to make upon the EV charging provision as a result of this planning application. However, the planning case officer should check whether the development is being built under the old Building Control regulations, in place prior to June 15th 2022, and if they are, it may be appropriate to secure EV charging provision through the planning process.

In order to promote the use of sustainable transport methods, the LHA would advise cycle storage for the proposed dwelling. This can be situated within the proposed garage.

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 secured

Conditions

Car parking space

No part of the development shall be first occupied until the car parking spaces have 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 the approved site plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Anastasia Toleva

West Sussex County Council – Planning Services