

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Louise Shaw
FROM:	WSCC - Highways Authority
DATE:	2 August 2022
LOCATION:	Land rear of Oakhurst House and Huntington House West Drive Angmering
SUBJECT:	A/102/22/PL 1 No new dwelling. This application is a Departure from the Development Plan and is in CIL Zone 3 and 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.

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

Context

This proposal is for construction of 1 x 4-bedroom dwelling. The site is located and accessed via West Drive, which is privately maintained road, subsequently these comments are for your advice only.

The closest publicly maintainable highway is New Road Eastbound which is an A-classified road subject to 50mph speed limit.

Part of West Drive is also recorded as Public Right of Way (PROW) footpath no. 2156. The applicant must take the following advice into consideration during/after the constructions works:

- Safe and convenient public access is to be available at all times across the full width of the PROW. The path is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals.
- Access along the PROW by contractor's vehicles, deliveries or plant is only lawful if the applicant can prove they have a vehicular right. If the path surface is considered damaged as a result of the development, then the applicant may be required re-surface the path to a standard satisfactory to West Sussex County Council's Rights of Way team.

Vehicle Access

The applicant should communicate with the private proprietor of West Drive to construct the proposed site access works.

Visibility onto New Road appears sufficient for the posted speed limits. Furthermore, 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 at the access point with New Road, caused by the road layout. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Given that the private road servers several other dwellings, the addition of 1 dwelling is not anticipated to result in a material intensification of use onto New Road or the wider road network.

Car Parking

The proposed parking provision for the new dwelling will provide 3 parking spaces. Parking bays 1 and 2 measure circa 2.4 x 4.8m each and comply with the minimum requirements as outlined in Manual for Streets (MfS) guidance. Parallel parked bay number 3 measures slightly short of the minimum required width, however these seems to be sufficient space for enlargement. The WSCC Car Parking Demand Calculator (PDC) would expect 3 parking spaces to be provided for dwelling of this size and location.

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.

Sustainability

Due to the location of the site in a position remote of shops and amenities, the LHA acknowledge that there will be the reliance on the use of a car for the majority of trips generated by the site. Secure and covered cycle parking has been provided to the rear of the dwelling and these details are acceptable.

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 Local Planning Authority (LPA) ae minded to approve this application, the following conditions are advised.

Conditions

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 the approved site plan.

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

Informative

The applicant is advised to contact the proprietor of West Drive to obtain formal approval to carry out the site access works on the private lane

Anastasia Toleva
West Sussex County Council – Planning Services