

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	22 November 2019
LOCATION:	Land rear of 1 The Heathers Arundel Road Angmering BN16 4LE
SUBJECT:	A/146/19/PL Demolition of existing storage building & erection of a 3-bedroom chalet bungalow with associated parking & landscaping.
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 Planning Services 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.

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

Proposal Summary

The proposal is for the Demolition of existing buildings and the construction of a 3 bedroom dwelling. The application site is accessed by vehicle via a private access road leading from Lansdowne Way a publicly maintained unclassified road subject to 30 mph speed limit.

Access

The proposed site will use an established vehicular access road leading onto Lansdowne Way, which is currently used as a road to access multiple garages. As a result would not be anticipated to generate a large intensification of use of the access point.

A second access is located on foot via Lansdowne Way to Goring Close a publicly maintained footway. It appears that the gate/access path from the footway to the dwelling may result in a conflict with a street lighting pole. The applicant is advised to contact the operator in regards to the possible relocation works associated.

As part of the footway is also Public Right of Way (PRoW) Footpath/Bridleway no. 2150 the applicant should also note the following: Developers/landowners should ensure that public use of the PRoW takes precedence over private vehicular traffic. It is a criminal

offence to damage the surface of a PROW and the consent of the County Council must be sought for the route to be resurfaced even if the surface is to be improved. The applicant would be liable for any damage to the surface arising from their exercise of private access rights. The applicant may wish to consult WSCC Public Rights of Way Team, to see if there are any underlying issue that may arise. Please contact the Team on 01243 777620.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there has been a recorded injury collision within the vicinity of the site; this however was not considered to have been caused by the presence of the existing access or road layout. Therefore there is no evidence to suggest that the existing access is currently operating unsafely.

Vehicle Parking and Cycle Parking

The applicant has provided plans demonstrating the use of a garage and a single parking space located to the south of the proposal in a communal parking area.

After inspection of these plans, the LHA advise that the garage (2.6 x 5.3 metres) does not conform to WSCC and Manual for Streets (MfS) guidance for garage dimensions (3 x 6 metres). On this basis the LHA will not consider the garage towards the parking provision of the site.

Therefore 1 allocated car parking provision is proposed for the new 3 bedroom dwelling. Under the WSCC Car Parking Guidance (adopted August 2019), 4 car parking spaces including 1 allocated space should be provided for the proposal. We would not consider that highway safety would be detrimentally affected through the proposed 1 car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

The site is located in a sustainable location within walking and cycling distance to a range of public services, amenities and employment options. Bus (150 metres) and rail station (2 km) provide a realistic travel opportunity for longer trips. It would not be anticipated that future occupiers of the dwelling would be reliant on the use of a private motor vehicle. As a result, the applicant has provided cycle storage in the form of a garden shed.

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 new homes. Based upon current EV sales rates within West Sussex, active charging points should be provided for a minimum of 20% of all proposed parking spaces. Ducting should be provided to the remaining 80% of parking spaces to provide 'passive' provision for these spaces to be upgraded in future. Due to the small scale nature of this proposal, the anticipated provision of active EV spaces for this development would be 1 space and should be provided in accordance with the above WSCC guidance and Arun Local Plan policy.

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 109), 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 applied:

Conditions

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.

Parking

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

Stephen Garrard
West Sussex County Council – Planning Services