

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:A Gardner
FROM:	WSCC - Highways Authority
DATE:	27 January 2021
LOCATION:	Ham Manor Cottage Ham Manor Way Angmering BN16 4JQ
SUBJECT:	A/193/20/PL Erection of a 1 No. 3 bedroom chalet bungalow & detached garage. This site is in CiL Zone 3 and is CIL Liable as 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 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 Local Development 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.

Summary

This proposal is for erection of a 1 No. 3 bedroom chalet bungalow & detached garage. The site is located and accessed via Ham Manor Way which is a privately maintained road; subsequently these comments are for your advice only.

Manor Way is also recorded as Public Right of Way (PRoW) footpath no. 2195.

The applicant must take the following advice into consideration during/after the construction of the dwelling:

- 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.

Vehicular Access

Access to the site will be utilised through new existing access arrangements onto Ham Manor Way.

Ham Manor Way adjoins the publicly maintained New Road Eastbound which is an A-classified road subject to 50 mph speed limit. There are no proposed alterations to the existing access onto New Road.

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 the small scale nature of the proposal, existing use of the site, and other existing uses making use of these access arrangements, it is not anticipated that the proposal will result in a material intensification of use of the PROW or the access point onto New Road.

Parking

The proposed garage measures circa 5.8 x 5m which would be insufficient to accommodate two vehicles considering the Manual for streets requirements of 6 x 6m for a double garage, therefore it would not be counted towards the parking provision. The applicant may wish to consider modifying the garage to meet the current WSCC standards for a double garage.

The revised WSCC Car Parking Demand (PDC) Calculator would expect at least 3 spaces to be provided for 3-bedroom dwelling in this location. The block plan appears to be scaled incorrectly; however it may be possible to accommodate the expected provision. The LHA would not anticipate any highway safety concern in this location, however the LPA may wish to assess any implications on-street parking from an amenity perspective.

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).

Sustainability

The site is situated in a relatively rural area therefore the occupants of the proposed dwelling are likely to be reliant upon a use of a car for the majority of trips generated. Covered and secured cycle storage can be provided as an alternative transport mode and this can be accommodated 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 109), and that there are no transport grounds to resist the proposal.

If the LPA are 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 plans and details to be submitted to and approved by the Local Planning Authority. 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 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.

Informative

Private Lane

The applicant is advised to contact the proprietor of Ham Manor Way to obtain formal approval to carry out the site access works on the private lane.

Anastasia Toleva
West Sussex County Council – Planning Services