

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                                 |                                                                                                                                                                                                                    |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                      | Arun District Council<br>FAO: David Spring                                                                                                                                                                         |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                                                                                                                                          |
| <b>DATE:</b>                    | 12 March 2020                                                                                                                                                                                                      |
| <b>LOCATION:</b>                | Land to the Rear of 1 The Heathers<br>Arundel Road<br>Angmering<br>BN16 4LE                                                                                                                                        |
| <b>SUBJECT:</b>                 | A/30/20/PL<br><br>Demolition of existing building & construction of 2-bedroom bungalow with associated parking & landscaping (resubmission following A/146/19/PL). This application affects a Public Right of Way. |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                                                                                |
| <b>RECOMMENDATION:</b>          | Advice                                                                                                                                                                                                             |
| <b>S106 CONTRIBUTION TOTAL:</b> | 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.

### Site Background

The proposal is for the Demolition of existing buildings and the construction of a two-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.

Previously the Local Highways Authority (LHA) received consultation on matters at this location under application A/146/19. This sought to the demolition of existing buildings and the construction of three-bedroom dwelling; the LHA gave advice on the proposal, raising no highways concerns.

### 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, Cycle Parking and Turning

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 Arun Parking Standards 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, a one allocated car parking provision is proposed for the new two-bedroom dwelling. Under the Arun Parking Standards (adopted January 2020), two car parking spaces plus one visitor space should be provided for the proposal.

From experience from other similar applications, it is extremely difficult to substantiate that a shortfall of one-car parking space will result in an unacceptable highway safety issue and therefore not considered a justification for refusal on highways grounds. The LPA may wish to consider the amenity implications caused by a small increase in on-street car parking demand.

The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

Though the garage does not meet standards to be considered towards the parking provision of the site, the LHA takes the view on garages giving the opportunity to provide covered, lockable cycle storage.

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.

#### Electric Vehicle (EV) Parking

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 a garage and driveway, 100% of parking spaces should

be provided with active EV parking spaces in accordance with the Arun Parking Standards (adopted January 2020).

#### 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.

*The LHA advises the LPA that if they are mindful to permit the above application than to attach the following conditions:*

#### 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**