

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Andrew Wood
FROM:	WSCC - Highways Authority
DATE:	17 September 2019
LOCATION:	Old Blacksmith's Yard Water Lane Angmering BN16 4EP
SUBJECT:	A/62/19/PL Erection of 2 No. semi-detached dwellings with associated access, car parking & landscaping. This application may affect the setting of a listed building. An amendment received.
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 construction of 2 No. semi-detached dwellings. The site is located on and accessed via Water Lane which is a C classified road subject to a 20 mph Speed limit.

History

The Local Highways Authority (LHA) provided advice on the 28/05 in which no highways safety concerns were raised, with all the relevant conditions attached. However given recent changes to the National Planning Policy Framework (NPPF) ideally this matter should be fully resolved by the applicant prior to determination. This has resulted in Local Planning Authority (LPA) having re-consulted us on cycle parking after it was conditioned 'to be' submitted.

Cycle Parking

After inspection of the submitted plans addressing the 'to be' submitted condition of,

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 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.

The LHA would advise that they meet the WSCC Sustainability policy in which we wish to see lockable covered storage implemented.

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 additional edited condition should be applied; all other previous conditions and informative note as advised on the 24/05/2019 would still be considered relevant:

Condition

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 submitted to the Local Planning Authority.

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

Stephen Garrard
West Sussex County Council – Planning Services