

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Obafemi Okusipe
FROM:	WSCC - Highways Authority
DATE:	3 May 2022
LOCATION:	Dappers Yard Barn Farm, Dappers Lane, Angmering, BN16 4EN
SUBJECT:	A/74/22/PL New mobile home to be located on the application site to provide management residence. This application is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development.
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.

Summary

This proposal is for the installation of a two-bedroom mobile home for use as overnight work residence. The site is located on Dappers Lane, an unclassified road subject to national speed limit in this location. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility

No alterations are proposed to the existing vehicular access arrangements. From inspection of local mapping, there are no apparent visibility issues with the existing point of access on to Dappers Lane. Considering the scale of the proposed development, the LHA does not anticipate that the proposals would give rise to a significant material intensification of use of the existing access.

Parking and Turning

The proposed mobile home is fronted by hardstanding, which can be utilised for parking and turning. Under Arun Parking Standards, the LHA would expect a dwelling of this size and location to provide two parking spaces. There is suitable space on-site for this to be accommodated.

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 developments. Active EV charging points should be provided for the development in accordance with current EV sales rates within West Sussex (Appendix B of WSCC Guidance on Parking at New Developments) and Arun Parking Standards (adopted January 2020). Ducting should be provided to all remaining parking spaces to provide 'passive' provision for these to be upgraded in future. Details of this can be secured via condition and a suitably worded condition is advised below.

No details regarding cycle parking have been provided. Cycling is a viable option in the area the applicant is advised to provide secure cycle parking provision in accordance with Arun Parking Standards, which for a development of this size would be for one cycle.

Sustainability

The site is situated on the outskirts of Angmering Village, within walking/cycle distance of local services and amenities. Hourly buses to Arundel and Shoreham are available from Arundel Road, approximately 1km west of the site. It is noted that Dappers Lane lacks a footway and is unlit in this location. As such, some residents may rely on the private car for trips outside of the village.

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 LPA are minded to approve the application, the following conditions should be applied:

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.

Electric Vehicle Charging Spaces

No part of the development shall be first occupied until the electric vehicle charging space(s) 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.

Kyran Schneider
West Sussex County Council – Planning Services