# WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| **TO:** | Arun District Council<br>FAO: Michael Eastham |
| **FROM:** | Highways, WSCC |
| **DATE:** | 28/06/2018 |
| **LOCATION:** | Quiet Waters, Roundstone Lane, Angmering, BN16 4AX |
| **SUBJECT:** | A/82/18/DOC<br>Approval of details reserved by condition imposed under A/132/17/OUT relating to conditions 5-details of materials & finishes of buildings, surfaces for roads/footpaths, measns of enclosure & parking of vehicles, 6-surface water drainage, 7-SuDS details, 10-landscape & layout, 11-refuse & recycling bins, 12-car, motorcycle & cycle parking, 13-location of fire hydrants, 14- decentralised & renewable or low carbon energy source, 16-covered & secured cycle parking & 27-noise levels |
| **DATE OF SITE VISIT:** | |
| **RECOMMENDATION:** | ☐ Advice ☐ Objection<br>☐ Modification ☑ No Objection<br>☐ More Information ☐ Refusal |
| **S106 CONTRIBUTION TOTAL:** | N/A |

Application A/82/18/DOC seeks the approval of conditions associated with planning permission A/132/17/OUT for 30 dwellings. The conditions relevant to the Highway Authority are as follows:

- Condition 5 – detail of material & finishes of buildings, surfaces for roads and footpaths and means of enclosure of parking and vehicles
- Condition 12 – Parking arrangements
- Condition 16 – details of cycle parking

**Condition 5 Materials and finishes**

Condition 5 requires submission of details of materials for the roads and footpaths within the development. It is assumed that the road is to remain in private ownership and therefore any comments the Highway Authority would make in relation to the materials to be used are purely advice. The applicant is proposing block paving for the site access road and the Highway Authority have no objections to the approval of this condition on the basis that the road is to remain private.

**Condition 12 Parking Arrangements**

The applicant is proposing a total of 60 car parking spaces. The parking is allocated as follows:

Allocated parking 2 units per house – 44 spaces

Unallocated parking for apartments – 10 spaces

Visitor – 6 spaces

Total Spaces – 60 spaces

The layout of these parking spaces are provided on the submitted tracking drawings J5752/HW03 and J5752/HW04.

Whilst the layout and overall provision of car parking could lead to a streetscene that is overly dominated by cars, especially to the south of the access road, the level of provision is considered acceptable and not considered to cause overspill parking when assessed against the WSCC car parking calculator and the layout is not considered to raise any safety issues. Therefore the Highway Authority considered that the submitted details for parking are acceptable and has no objections to the approval of condition 12.

**Condition 16 Cycle Parking**

The applicant is proposing a bike shed in the rear garden for each of the 22 houses. Whilst a communal covered bike store which holds 10 bikes via the provision of 5 Sheffield Stands is provided for the 8 flats. The proposed cycle parking as set out on the drawing entitled Proposed Bike Store Details (Drawing number 1084-Ang153) is deemed acceptable.

All of the 22 houses proposed have a side or rear access to the cycle store located in the rear garden which negates the need to carry their bikes through the properties. The proposed level of cycle parking is in accordance with the WSCC Guidance for Parking in New Residential Developments.

Therefore the Highway Authority considers the submitted details for cycle parking to be acceptable and has no objections to the discharge of condition 16.

**Summary**

The Highway Authority has no objections to the discharge of conditions 5, 12 and 16 in relation to planning permission A/132/17/OUT.

**Steven Shaw**
**West Sussex County Council – Planning Services**