

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	20 August 2021
LOCATION:	280 Chichester Road Bersted PO21 5AX
SUBJECT:	BE/127/21/OUT Outline application with some matters reserved (appearance, landscape and scale) to replace existing single storey bungalow with 2 No. 3 bed dwellings.
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.

This Outline application (all matters reserved except for Access and Layout) is for the demolition of existing bungalow and erection of 2 semi-detached 3-bedroom dwellings. The site is located on Chichester Road, a B-classified road subject to a speed limit of 30mph.

The site currently benefits from an in-out access arrangement. The proposed semi-detached dwellings will utilise one access each, with no proposed alterations to the accesses. Visibility at each access appears restricted given the geometry of the road, however weight is given to the fact that the accesses have operated for some time, serving the existing dwelling. 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 within the vicinity of the site. Therefore there is no evidence to suggest that the existing accesses are operating unsafely or that the addition of one net dwelling would exacerbate an existing safety concern. The proposal is not anticipated to result in a material intensification of use of the accesses over the existing use.

The application form indicates that two parking spaces would be provided for the proposal, but this has not been demonstrated on the proposed plans. As matters of Layout are not reserved, the LHA expects that details of parking provision are relevant at this stage of the planning process. The Arun Parking Standards expect that a minimum of 2 parking spaces per dwelling be provided for a development of this size and location. Details of parking provision can be secured by condition, although the LPA and applicant may wish to resolve such matters prior to approval.

A turn on site would be beneficial to ensure that vehicles can exit onto the public highway in forward gear. However, it is noted that neighbouring dwellings operate with a mix of ability to turn on site and with no turn on site; with no evidence of highway safety concern.

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).

Details pertaining to cycle storage would be anticipated at the Reserved Matters stage and should be provided in accordance with the Arun Parking Standards.

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:

Conditions

Car parking space (details required)

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing 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(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.

Nicola Fry

West Sussex County Council – Planning Services