

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Spring
FROM:	WSCC - Highways Authority
DATE:	9 March 2020
LOCATION:	Rear of Rookery Farm 113 North Bersted Street Bersted PO22 9AG
SUBJECT:	BE/16/20/PL Demolition of storage buildings & erection of 1 No 3-bed cottage. This application affects the setting of listed buildings & affects the character & appearance of the North Bersted Conservation Area.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Modification
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.

Site Background

The proposal is for the demolition of a storage building (393 sqm.) and construction of one no. three bedroom dwelling.

The site is located on North Bersted Street, an unclassified road subject to a 30 mph Speed limit.

Access and Trip Generation

An established access point will serve the proposed dwelling and currently serves 4+ dwellings. No changes to the access are proposed.

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 collisions within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is currently operating unsafely.

Vehicle Parking, Cycle Parking and Turning

The Local Highways Authority (LHA) views the storage building as having a B8 use. B8 uses under Arun's Parking Standards state that a parking provision allowance of one space per 100 sqm would be anticipated. Referring these standards to the total building area, the LHA anticipates that the existing parking demand of this site would be four spaces.

The proposal seeks to construct a three-bedroom dwelling in place of the existing storage building. Arun parking standards say that a building of this size and location would be anticipated to generate a parking demand of two spaces.

Considering the above, the LHA anticipates that the new dwelling will reduce the parking provision of the site. As a result, it would be reasonable to presume that the new site would have a less intense use over existing practices.

The applicant has not clearly demonstrated parking and turning within the site. The applicant should be aware that a single parking space must measure 2.4x4.8 metres as outlined in Manual for Streets Guidance (MfS).

The applicant has proposed a nil cycle parking provision, as per Arun Parking Standards (adopted January 2020) we wish to see cycle storage implemented in the form of lockable covered storage.

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

In principle the Local Highways Authority (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. However, the LHA require a modification regarding the Parking and Turning provisions, as described above.

Please raise these issues with the applicant and re-consult. At which time the LHA can advise suitable conditions and informative notes.

Stephen Garrard
West Sussex County Council – Planning Services