WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	31 August 2021
LOCATION:	Land adj to 14 Stoneyfield Cottages, Eastergate Lane, Eastergate, PO20 3SL
SUBJECT:	BN/112/21/PL 1 No. 4 bed detached dwelling and associated parking and gardens. This application is within CIL Zone 3 and is CIL Liable as a new dwelling.
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 erection of a four-bedroom dwelling. The site is located on Eastergate Lane, a C-classified road subject to a speed restriction of 40 mph in this location. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility
The applicant proposes vehicular access off an existing private access lane. The applicant is advised to contact the proprietor of the private access to obtain formal approval for the proposed access works.

From inspection of local mapping, there are no apparent visibility issues with the existing point of access onto the maintained highway. In addition, the LHA does not anticipate that the addition of one dwelling would give rise to a material intensification of movements using the existing access.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and Turning
The applicant proposes three car parking spaces for the proposed dwelling. Under Arun Parking Standards, the LHA would expect a parking provision for at least three car parking spaces for a dwelling of this size in this location. Therefore, the LHA considers the proposed parking provision to be sufficient. From inspection of the plans, the proposed parking bays are suitably sized, and the driveway has sufficient space for on-site turning.

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.

Regarding cycles, the applicant has demonstrated a cycle store with provision for two cycles, in accordance with Arun Parking Standards. The inclusion of secure and covered cycle parking provision helps promote the use of sustainable transport methods.

Sustainability
The nearest services and amenities are located in Eastergate Village, approximately 1.5km southwest of the site, which is within walking/cycle distance. However, it is noted that Eastergate Lane is unlit and lacks footways in places. Therefore, some residents may have a reliance on the private car in this location.

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:

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

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