

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	15 November 2021
LOCATION:	1 Como Barnham Road Chichester PO20 3RT
SUBJECT:	BN/142/21/PL Erection of a new two-storey building to contain 2 No 2 bedroom flats with associated parking, bin and bike stores and landscaping. This site is in CIL Zone 2 and is CIL Liable as new flats.
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 application is for the erection of a new two-storey building to contained 2 x 2-bedroom flats with parking, bin and bike stores. The site is located of off Barnham Road, a B-classified road subject to a speed limit of 30mph.

The proposed dwellings will be accessed via the existing site access which currently serves the host dwellings - two flats within a single building and approximately 6 dwellings to the east of the site. As such the proposal is not anticipated to result in a material intensification of use of the access over the existing level of use. No alterations to the access arrangements are proposed.

The proposed dwellings will be provided with one parking space each. Under the Arun Parking Standards SPD, a minimum of 2 parking spaces per dwelling would be required for a development of this size and location. The applicant is advised to consider whether any additional parking provision could be accommodated on site to reduce the potential of overspill parking demand being accommodated on-street. The LPA may wish to consider the potential impacts of this proposal on on-street parking from an amenity point of view.

The proposed plans do not demonstrate that vehicles can turn on site, however the LHA considers that there appears to be sufficient space on site for vehicles to turn and exit onto the public highway in a forward gear.

The proposed plans demonstrate that secure and covered cycle parking will be provided to encourage sustainable transport methods.

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).

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 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.

Nicola Fry

West Sussex County Council – Planning Services