WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	18 January 2021
LOCATION:	Land adjacent to 49 Warren Way, Barnham, PO22 0JX
SUBJECT:	BN/152/20/PL 1 No end of terrace two storey dwelling (resubmission following BN/15/20/PL). This site in in CIL Zone 2 and is CIL Liable as 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 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 Strategic Planning 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.

Summary

This proposal is for the erection of a two-storey two-bedroom dwelling. The site is located on the end of an existing terrace on Warren Way, an unclassified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided comments pertaining to highway matters for this site for application BN/152/20/PL, raising no objections. The Planning Authority refused the application on grounds unrelated to highways.

Access and Visibility

The applicant proposes to widen the existing dropped kerb to allow for a new off-street parking space for the proposed dwelling. The widening of the vehicle crossover (VCO) will be subject to a licence obtained through the local area office. The VCO would be constructed to a specification agreed with the local area engineer.

From inspection of local and WSCC mapping, there are no apparent visibility issues at the proposed 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 one car parking space for the proposed dwelling. The parking area is of sufficient size for one parking space that meets the minimum specifications for single car bays of 2.4m x 4.8m as set out in Manual for Streets (MfS). Under Arun Parking Standards (Adopted January 2020), the LHA would anticipate that two car parking spaces would be sufficient for a dwelling of this size in this location.

Any overspill parking would have to be accommodated on street. Additionally, the proposed access works may result in the loss of one or two existing on-street parking spaces. Whilst the LHA does not anticipate that highway safety would be detrimentally through this proposal, the planning authority may wish to consider the potential amenity impacts that may arise from the loss of one or two on-street parking spaces and a small increase in on-street parking demand.

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.

The applicant has demonstrated a cycle store to the rear of the proposed dwelling. The inclusion of secure and covered cycle parking helps promote the use of sustainable alternative modes of transport to the private car.

Sustainability
The site is situated within walking distance of shops, schools and other amenities. Barnham Train Station is situated approximately 1km from the site, offering regular train connections along the south coast and towards London. Bus stops near the train station on Barnham Road offer services seven services to Bognor Regis and Walberton per day. Cycling is a viable option in the area.

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 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions and informative 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 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.

Informative
Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted.

Additional information about the licence application process can be found at the following web page:
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105.
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Kyran Schneider
West Sussex County Council – Planning Services