

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	13 June 2019
LOCATION:	40 Elm Grove, Barnham, PO22 0HL
SUBJECT:	BN/39/19/PL 1 No. replacement 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 a replacement dwelling. The site is located on Elm Grove, a privately maintained road; consequently these comments are for your advice only.

Access and visibility

No alterations to the site access are proposed. Access onto the publically maintained highway is at the junction with Barnham Road. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents resulting from road layout within the vicinity of the junction. Therefore there is no evidence to suggest the junction is operating unsafely or that the proposal would exacerbate an existing concern.

Parking and turning

The WSCC Car Parking Demand Calculator indicates that the replacement dwelling would create a demand for 3 car parking spaces. There is sufficient space on the driveway for at least 3 cars to be parked here. There is sufficient space on the driveway for turning on-site to be achievable, allowing vehicles to exit the site in a forward gear.

A new single car garage is proposed for the replacement dwelling. It will have approximate internal dimensions of 3.8m x 5.3m. The Local Highway Authority recommends revising the plans so that the garage meets the recommended minimum internal dimensions for single car garages of 3m x 6m as set out in Manual for Streets (MfS), to be considered for parking provision.

Sustainability

The site is situated in a sustainable location within walking distance of shops and schools. Barnham Train Station is an approximate 14 minute walk from the site. Nearby bus stops on Barnham Road offer connections to Bognor Regis, Chichester, Walberton and Arundel.

Cycling is a viable option in the area. The garage can be considered for cycle storage if it meets minimum MfS internal dimensions. The inclusion of secure and covered cycle storage in the plans increases the sustainability of the property by offering alternative modes of transport to the private car.

Conclusion

The LHA does not consider that the proposal would have 'severe' impact 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 should be applied:

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.

Kyran Schneider
West Sussex County Council – Planning Services