

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	WSCC - Highways Authority
DATE:	27 August 2019
LOCATION:	The Cottage Piggeries Church Lane Barnham PO22 0DB
SUBJECT:	BN/47/19/PL Partial demolition of existing structures. New dwelling (1.5 storey) with separate single storey double garage. Existing mobile home to be replaced with new, smaller mobile home - This application is a Departure from the Development Plan.
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 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.

History & Context

The application site has a complex planning history which I have summarised below.

BN/59/04 - 2 x 5 Bed Houses - Highways objection citing inadequacies of the access point were eventually overcome by a proposed change to the alignment of Church Lane which would have been the subject to a Legal Agreement or Grampian type condition. A subsequent appeal was dismissed as the proposal was contrary to the local planning policy at the time that precluded development in the countryside.

BN/22/11 - Proposed siting of a static caravan for residential occupation. No highways concerns were raised on the basis that the site historically held a residential use and that there would be no intensification of use at the site access point. The application was permitted.

BN/19/18 - Proposed the erection of 1 x dwelling at the south eastern part of the plot. This was in addition to the mobile home approved under BN/22/11. No highways

concerns were raised after evidence was submitted demonstrating that the access point had previously legally served 2 dwellings. The application was permitted.

BN/9/19 - Proposed the replacement of an existing residential mobile home (as approved under (BN/22/11) with new dwelling & detached garage. No highways concerns were raised. The application was withdrawn by the applicant.

The proposal subject of this application seeks the erection of a new dwelling with separate single storey double garage, while replacing the existing mobile home with new, smaller 1 bed mobile home.

While withdrawn, in highways terms the principle of replacing the mobile home with a dwelling was established as acceptable under BN/9/19. The design and access statement indicates that both the replacement mobile home and dwelling will be occupied by a single family. As such it would be difficult to substantiate that there would be any material intensification of use from the site onto the maintained highway network.

Parking

The dwellings and mobile home will be provided parking in the form of a double garage and adjacent hard standing.

The garage measure 6 x 6 metres internally. This is considered large enough to park 2 cars and cycles. This combined with the adjacent hard standing is considered an appropriate quantity of parking for a dwelling of this size in this location.

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 new homes. Based upon current EV sales rates within West Sussex, active charging points should be provided for a minimum of 20% of all proposed parking spaces. Ducting should be provided to the remaining 80% of parking spaces to provide 'passive' provision for these spaces to be upgraded in future. Due to the small scale nature of this proposal, the anticipated provision of active EV spaces for this development would be 1 space and should be provided in accordance with the above WSCC guidance and Arun Local Plan policy.

The adjacent hard standing also provided the opportunity to turn on site.

Conclusion

On balance the Local Highways Authority does not consider that the proposal would have and 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 Local Planning Authority is minded to grant planning consent the following conditions would be advised.

Car parking space

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 the approved plans.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Ian Hayward

West Sussex County Council – Planning Services