

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amy Myer
FROM:	WSCC - Highways Authority
DATE:	21 July 2020
LOCATION:	Land at Chantry Mead & rear of 14-18 Downview Road Barnham PO22 0EG
SUBJECT:	BN/51/20/PL 4 No dwellings including access, landscaping & associated works.
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.

Site Background

The proposal is for the construction of four dwellings including a new access.

The application site is located on a private road. The nearest publicly maintainable highway is Barnham Road, 'B' classified road subject to a 30-mph speed limit.

Access

The application site is found on a private road. As such the following comments are for your guidance only. With the nature of the private road, the LHA will consider the impact of the proposal on the nearest junction to the publicly maintainable highway. This is found at Barnham Road.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury collisions within the vicinity of the Foxley Lane Junction. Therefore, there is no evidence to suggest that the existing junction access is currently operating unsafely.

With all the above considered, the LHA would not anticipate that the proposal would generate a highways safety concern at the existing junction.

Vehicle Parking and Cycle Parking

Under Arun Parking Standards (adopted January 2020), the LHA would predict that ten parking spaces and two visitor spaces would be enough for a development of this size and location.

The applicant proposes a ten car parking spaces and one visitor spaces for the new dwellings.

Whilst on-street parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that a reduction in one visitor parking space would detrimentally affect highway safety.

The Planning Authority may wish to consider the potential impacts of this development on on-street parking.

The applicant proposes that cycle parking will be located within the garages. This conforms to requirements set out by Manual for Streets (MfS) and WSSC guidance for covered, lockable storage

Electric Vehicle (EV) Parking

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 a garage or driveway, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards (adopted January 2020). Details of this can be secured via condition and a suitably worded condition is advised below.

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.

The LHA advises the LPA that if they are mindful to permit the above application than to attach the following conditions:

Conditions

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.

Parking

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 always thereafter be kept for their designated purpose.

Reason: To provide car-parking space for the use

Stephen Garrard
West Sussex County Council – Planning Services