

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	4 September 2019
LOCATION:	Land off Canal Mews, Barnham, PO22 0AB
SUBJECT:	BN/66/19/PL Erection of 3 No dwellings.
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 three 2-bedroom bungalows. The site is located off of Canal Mews, an unadopted road. As this road is unmaintained, these comments are for your advice only.

Access and Visibility

Access to the maintained highway network is via Goodacres, an unclassified road subject to a speed limit of 30 mph. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern.

Plot 1 will be served by two accesses, one off Canal Mews and one off Nightingale Lane. Plots 2 and 3 will each have their own access off of Canal Mews. The applicant is advised to contact the proprietors of Canal Mews and Nightingale Lane to obtain formal approval for the access works on the privately maintained roads.

Parking and Turning

Each plot will have 2 car parking spaces, totalling 6 for this development. The WSCC Car Parking Demand Calculator has indicated that a development of this size in this location would create a demand for 5 car parking spaces. Therefore the proposed parking provision is considered acceptable to meet its demand.

Each parking space meets the minimum specifications for single car bays of 2.4m x 4.8m as set out in Manual for Streets (MfS). On-site turning will not be achievable, so vehicles may have to exit the site in a reverse gear.

Public Right of Way

The applicant should be aware that the lane abutting the north western boundary of the site is maintained as Public Rights of Way (PROW), Footpath 324. Public use of the PROW should take precedence over private vehicular traffic. It is a criminal offence to damage the surface of a PROW and the consent of the County Council must be sought for the route to be resurfaced. The applicant would be liable for any damage to the PROW that may arise as a result of this development.

Sustainability

The site is located in a sustainable location within walking distance of shops and schools. Barnham Train Station is an approximate 7 minute walk from the site. Bus stops at the train station also offer daily services to Walberton, Bognor Regis, Arundel and Chichester.

Cycling is a viable option in the area. It is unclear if cycle storage is proposed by the applicant. Each plot appears to have a garden shed which can be used for secure and covered cycle storage. The inclusion of cycle storage in the plans increases the sustainability of the site by offering alternative modes of transport to the private car.

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 spaces (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

The applicant is advised to contact the proprietors of Canal Mews and Nightingale Lane to obtain formal approval to carry out the site access works.

Kyran Schneider
West Sussex County Council – Planning Services