

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	24 February 2020
LOCATION:	Land off Canal Mews, Barnham, PO22 0AB
SUBJECT:	BN/66/19/PL Erection of 2 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 one two-bedroom dwelling and one three-bedroom dwelling. The site is located off Canal Mews, an unadopted road. As this road is unadopted, these comments are for your advice only.

WSCC in its role as Local Highway Authority (LHA) previously provided comments for this application, dated 04/09/2019, raising no objections. The applicant has submitted substitute plans, now proposing two dwellings rather than three. Consequently, the LHA can provide an updated response.

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 five 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.

The applicant proposes a new access off Nightingale Lane to serve Plot 1, whilst Plot 2 will utilise an existing access on Canal Mews. The LHA advises the applicant 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

Substitute plans have demonstrated a parking provision of three spaces per dwelling, totalling to six spaces for this development. Under Arun Parking Standards (adopted January 2020), the LHA anticipate that four parking spaces would be sufficient for a development of this size and location.

The parking areas are of sufficient size to allow all parking bays to meet the minimum specifications 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.

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, the Local Highways Authority (LHA)

request that developers provide all new homes with electric vehicle (EV) charging points. Based upon current EV sales rates within West Sussex, the applicant should provide a minimum of 20 % of all proposed parking spaces with active charging points, with ducting in place for the remaining 80% to provide 'passive' provision for future upgrades. Due to the small-scale nature of this proposal, the anticipated provision of active EV spaces for this development would be one space, in accordance with both Arun Parking standards and WSCC guidance.

The applicant has not demonstrated cycle parking in the substitute plans. Arun and WSCC standards for new developments require residential dwellings with two bedrooms to provide cycle parking provision for at least one cycle and three-bedroom dwellings to provide provision for at least two cycles.

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 condition 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