

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	27 July 2021
LOCATION:	Land off Highground Lane, Barnham, PO22 0BJ
SUBJECT:	BN/93/21/PL 1 No. 5 bed detached dwelling with ancillary parking and bin storage. This application is in CIL Zone 3 and is CIL liable as new 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 the erection of a five-bedroom detached dwelling. The site is located on Highground Lane, a privately maintained road; therefore, these comments are for your advice only. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility

The applicant proposes a new vehicular access onto the privately maintained road. The applicant has demonstrated visibility splays of 2.4m x 43m in both directions at the point of access onto Highground Lane. The applicant is advised the contact the proprietor of the privately maintained road, to obtain formal approval for the proposed access works.

Access to the maintained highway network is at Church Lane, an unclassified road subject to a speed restriction of 30 mph. The LHA does not anticipate that the addition of one dwelling would give rise to an intensification of movements using this access.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest this access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and Turning

The applicant proposes three car parking spaces for this development. Under Arun Parking Standards (adopted January 2020), the LHA would anticipate that three parking spaces would be sufficient for a dwelling. of this size and location. Therefore, the LHA consider the proposed parking provision to be sufficient. From inspection of the plans, there is space for on-site turning to be achievable.

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 an off-street

parking provision, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards.

Regarding cycles, the applicant proposes a cycle store, in accordance with Arun Parking Standards. The inclusion of cycle parking helps promote the use of sustainable transport methods.

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 111), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services