

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	9 December 2021
LOCATION:	Land at Wren Cottage, Horsemere Green Lane, Climping, BN17 5QZ
SUBJECT:	CM/70/21/PL Subdivision of the plot and construction of 3 detached bungalows with associated parking, access and landscaping (resubmission of CM/17/21/PL). This application is in CIL Zone 3 and is CIL Liable as new 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.

Summary and Context

This proposal is for the erection of three three-bedroom dwellings. The site is located off Horsemere Green Lane, an unclassified road subject to a speed restriction of 30 mph in this location. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided consultation advice for this site for application CM/17/21/PL, raising no objections. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

Access and Visibility

From inspection of the plans, the applicant proposes to utilise the vehicular access approved under application CM/21/19/PL. There are no apparent visibility issues with the proposed access point on Horsemere Green Lane. The LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

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 proposed access. Therefore, there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and Turning

The applicant proposes ten car parking spaces for this development, with each plot being provided with a single-bay garage and two-bay driveway. One visitor parking space is also proposed. Under Arun Parking Standards, the LHA would anticipate a parking requirement of six parking spaces for this development. Therefore, the LHA is satisfied with the level of proposed parking provision. From inspection of the plans, the proposed garages and parking bays are suitably sized. Cars can utilise the private access drive to turn and exit onto the maintained highway in a forward 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, 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 cycle parking, the garages are suitably sized to be considered for secure cycle parking provision. The inclusion of secure and covered cycle parking provision helps promote the use of sustainable transport methods.

Sustainability

The site is located in Climping village, which does have a primary school within walking/cycle distance. The site is also within walking/cycle distance of Yapton, which does provide some additional local amenities and services, such as shops and a school. Bus stops on nearby Yapton Road provide regular services to Littlehampton and Chichester.

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.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (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 to be 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.

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.

Kyran Schneider
West Sussex County Council – Planning Services