

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 03/03/2015

**FROM: Emma Waters TO: Arun District Council
FAO: Mr S Davis**

SUBJECT: EG/98/14/PL - Construction of 3 no two storey detached houses with new access.

Rear Of 59, Elm Grove, Barnham, West Sussex, PO22 0HJ

DATE OF SITE VISIT: 02/02/2015

RECOMMENDATION:

Advice	☐	Modification	☐	More Information	☐
Objection	☐	No Objection	☒	Refusal	☐

S106 contribution total (see below for breakdown): £N/A

West Sussex County Council (WSCC) in its capacity as the Local Highway authority (LHA) has been consulted by Arun District Council regarding the proposed development. The proposal is to build 3 four bed dwellings with 6 allocated parking spaces to the rear of 59 Elm Grove Barnham. I refer to your consultation in respect of the above planning application and would provide the following comments.

Site visit and Access point/Visibility

A site visit was undertaken on 2nd March. Traffic volumes were observed as being low and vehicles were traveling at low speeds along Elm Grove. Elm Grove is a Private Street with an advised speed limit of 15mph with traffic calming in place. The application proposes a new access to the north of the site. It was observed on site that the hedge to the front of the site is approximately 1m in height; the LHA would require the hedge to be no more than 0.6m in height, so that maximum visibility could be achieved from the access at a 2.4m set back. An access of 4.5m would be required to serve this development.

Access road, internal turning and Parking

From an inspection of the plans the proposed access road appears to be approximately 4.5m in width, with adequate space for vehicles to turn on site and exit onto Elm Grove in forward gear. In terms of parking the proposed spaces meet with the requirements of the WSCC Parking Demand Calculator (PDC).

The LHA would advise that the access drive be constructed of a bound material, if it is to be constructed from shingle, this may result in material being dispersed onto Elm Grove affecting the surface of the road. The applicant should provide a gravel trap or area of block paving, or other bound material, at the point of access onto Elm Grove on land within the applicant's control.

Trip Generation

The LHA acknowledge that the proposal will result in an intensification of traffic movements onto Elm Grove and onto the adopted highway (Elm Grove/Orchard Way). Nevertheless based on our observations on site it is considered that the proposal would not be a detrimental to the local highway network or have a residual effect. In addition the most recently available accident data indicates there has been no RTA (Road Traffic Collisions) at the junction from Elm Grove onto Orchard Way.

Site constraints/construction traffic

Due to the site location and the private street consideration should be given to the building phase; particular attention should be paid to the size of construction vehicles and the off-loading and storage of materials.

Sustainability

The development is situated in a sustainable location, within walking distance of a range of services and public transport; hence there is no reliance as such on the use of the private car. This application therefore is in compliance with the NPPF (2012) in encouraging the use of sustainable transport.

Cycle parking should be included; this must be secure, covered and be capable of storing at least one cycle per bedroom for each dwelling. The actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA).

Summary

The LHA are satisfied that the proposed development accords with paragraph 32 of the National Planning Policy Framework in that safe and suitable access to the site can be achieved and that the proposed development will not have a server residual impact on the operation of the highway network. If the LPA are minded to grant planning consent the following conditions would be advised.

Condition:

- Access
- Parking
- Maximum Achievable Visibility Splays
- Construction plant and materials
- Cycle parking

Emma Waters
Strategic Planning