

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	15 December 2021
LOCATION:	4 Beechlands Close and East of 18 Beechlands Court East Preston BN16 1JZ
SUBJECT:	EP/157/21/PL Erection of 1 No 2 bed, 3 person dwelling (resubmission following EP/69/21/PL). This site is in CIL Zone.
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.

WSCC acting as the Local Highway's Authority (LHA) refer to your consultation in respect of the above planning application and would provide the following comments.

Site Context & History

The access onto the application site is located on Montpelier Road, a public maintained no through road. The LHA would view said road to be set within an urban setting and be low trafficked.

The road is subject to a 30-mph speed limit. No current speed survey data is located within a reasonable distance of the access that would state otherwise.

As a result, the Local Highways Authority (LHA) will refer to Manual for Streets (MfS) as guidance.

West Sussex County Council were previously consulted on highway matters for this location under EP/10/21. This sought the Demolition of an existing garage & erection of 2 No. 2 bed dwellings. The applicant proposed that the site would be served via an existing & proposed access point.

No highways concerns were raised, consent was refused by the Local Planning Authority. The applicant has subsequently logged an appeal, which of date of this response appears to be still ongoing.

Access

The applicant has not provided details of the proposed access. The LHA therefore advises the following.

Given the low traffic volumes, low speeds anticipated and no through road. The LHA would not anticipate in principle a highways safety issue at the propose access point. Therefore, the LHA request that access details are secured with a suitably worded condition with details to be provided found below.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury collisions within the vicinity of the

site. Therefore, there is no evidence to suggest that a new access would operate unsafely.

With all the above considered, the LHA would not anticipate that the proposal would generate a highways safety concern at the proposed access.

Vehicle Parking

The applicant has provided a parking area measuring 4.47 x 4.8 metres. Under Arun parking guidance this provision would allow space for 1 car. This guidance also states that a house of this size and location would require between 1-2 parking spaces.

Experience has shown through other similar applications, that to substantiate that a shortfall of 1 car parking space could result in an unacceptable highway safety issue would be difficult to uphold. Therefore, the LHA does not consider this a justification for refusal on highways grounds.

It should also be noted that Traffic Regulation Orders (TRO's) are enforced in the surrounding areas, protecting roads that would not be deemed adequate to accommodate on street parking.

The LPA may wish to consider the amenity implications caused by a small increase in the on-street parking demand.

To summarise the LHA raises no concerns over the Vehicle Parking.

Cycle Parking

Upon inspection of the plans and supporting documents the LHA concludes that the applicant proposes to supply cycle parking which conforms to requirements set out by Manual for Streets (MfS) and Arun guidance for covered, lockable storage.

To summarise the LHA raises no concerns over the Cycle Parking.

Electric Vehicle (EV) Parking

The applicant has provided 100% EV parking spaces as per Arun Guidance.

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.

The LHA advises the LPA that if they are mindful to permit the above application than to attach the following conditions and informative:

Conditions

Access

The use of the car parking space(s) shall not commence until the vehicular access has been constructed in accordance with plans and details **to be** submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Car Parking

The use of the access shall not commence until such time as the parking area has been constructed in accordance with the approved site plan. These spaces shall always thereafter be kept 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 the approved site plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Informative

Vehicle Crossover – Minor Highway Works

The Local Highways Authority (LHA) advises the applicant that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee the permission of a Vehicle Crossover (VCO) licence.

Please see the following link on details pertaining to the licence application process:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call [REDACTED]

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Stephen Garrard
West Sussex County Council – Planning Services