

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Andrew Wood
FROM:	WSCC - Highways Authority
DATE:	29 June 2020
LOCATION:	Land adjacent to 45 The Ridings, East Preston, BN16 2TW
SUBJECT:	EP/67/20/PL 1 No. detached house & formation of associated new access.
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 detached dwelling and creation of new access. The site is located on The Ridings, a privately maintained residential road. As this road is private, these comments should be considered 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 3m wide vehicular access for the proposed dwelling. The applicant should contact the proprietor of the privately maintained road to obtain formal approval for the proposed access works.

Access to the maintained highway is at the junction with Sea Lane, an unclassified road subject to a speed restriction 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 junction. Therefore, there is no evidence to suggest the junction is operating unsafely or that the addition of one dwelling would exacerbate an existing safety concern.

Parking and Turning

The applicant proposes a single garage and driveway for vehicular parking provision. Under Arun Parking Standards (Jan 2020), a dwelling of this size in this location should provide parking provision for at least three cars. From inspection of the plans, there is sufficient space within the proposed site for three spaces.

The LHA notes that the proposed garage does not meet the minimum specifications for single car garages of 3m x 6m as set out in Manual for Streets (MfS). The LHA advises the applicant to modify the plans to ensure the garage meets MfS specifications. Notwithstanding this, the LHA is satisfied that the plans demonstrate adequate parking provision.

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 LHA advises that for dwellings with a garage and

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

The applicant proposes four cycle parking spaces. However, this has not been demonstrated in the plans. The applicant should demonstrate cycle parking in the form of covered and lockable storage. If the garage is modified to meet MfS specifications, the LHA can consider it for both vehicular and cycle parking provision.

The provision of a turning head will allow for vehicles to turn and exit the site in a forward gear.

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 conditions and informative should be applied:

Conditions

Car parking space (details required)

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. 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.

Informative

The applicant is advised to contact the proprietor of the privately maintained lane to obtain formal approval for the proposed access works.

Kyran Schneider
West Sussex County Council – Planning Services