

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	WSCC - Highways Authority
DATE:	3 September 2021
LOCATION:	44 Ferringham Lane, Ferring, BN12 5LU
SUBJECT:	FG/145/21/DOC Approval of details reserved by condition imposed under ref FG/115/17/PL relating to Condition Nos 6 - parking spaces, turning facilities & garages, 7 - surface water drainage, 8 - landscaping, 10 - cycle parking, 11 - materials & finishes and 12 - screen walls and/or fences.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The application site has a complex planning history. This application seeks to deal with plans and details submitted in relation to conditions 6, 7, 8, 10, 11 & 12 imposed under planning approval FG/115/17/PL which granted consent for 4 bungalows at the site.

No highway safety or capacity concerns are required for condition 7 (surface water drainage), Condition 8 (landscaping), Condition 11 (materials & finishes) and condition 12 (screen walls and/or fences)

Condition 6 - parking spaces, turning facilities & garages

The buildings shall not be occupied until the precise details of the layout of the parking spaces, turning facilities and garages have been submitted to and approved by the Local Planning Authority and the details so approved have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking, turning and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policies GEN7 and GEN12 of the Arun District Local Plan.

Details of the proposed vehicle parking, turning and garage provision have been demonstrated on plan drawing number 3.17 revision D.

Details pertaining to these matters were previously considered and approved under FG/64/18/DOC, however following the approval of FG/50/21/PL, which granted variation to the approved plans of FG/115/17/PL, this condition has also required re-approval as the general layout has been amended.

It should be noted that since the granting of FG/115/17/PL both WSCC and Arun DC now apply updated parking standards for residential dwelling developments. The Arun Supplementary Planning Document (SPD) on parking supersedes WSCC's own parking standards / guidance and should be used in this case.

Ferring is within Parking Behaviour Zone 2 and therefore as per the Arun SPD all 3 bed dwellings should be provided a minimum of 2 parking spaces and all 4 bed dwellings should be provided a minimum of 3 spaces. For the revised dwellings this would total a demand of 9 spaces.

Visitor parking equating to 20% of the total dwelling numbers is required as per the Arun SPD, in this case a minimum 1 space.

Therefore, a total anticipated demand of 10 spaces is anticipated.

From inspection of the latest submitted plans the units proposed will be provided the following parking provision:

Unit 1 (3 Bed) – 1 Frontage Hardstanding Space + 1 Internal Garage Space
Unit 2 (3 Bed) – 1 Frontage Hardstanding Space + 1 Internal Garage Space
Unit 3 (3 Bed) – 1 Frontage Hardstanding Space + 1 Internal Garage Space
Unit 4 (4 Bed) – 2 Frontage Hardstanding Spaces + 1 Independent Garage Space
Hardstanding 1 Internal Garage Space

An additional 3 'unallocated' visitor car parking spaces will be provided.

While not specifically demonstrated within the submitted plan for this application, floor plans submitted within FG/50/21/PL demonstrated the garages are considered suitably sized. However as per Arun DC's SPD garage spaces only count as 0.5 towards an allocated parking space.

In total while 12 physical spaces in total are being provided, because 4 are garage spaces it is considered that a total of 10 spaces are being provided with plots 1-3 being afforded 1.5 spaces each and plot 4 being afforded 2.5 spaces.

With each plots parking demand considered independently it could be concluded that each dwelling is under provided parking by 0.5 of a space. However, the proposed unallocated visitor parking provision, which is more generous than the Arun SPD requires, makes up for any shortfall in anticipated demand.

Consideration may also be given that the proposed parking provision is in line with that was already approved under FG/115/17/PL.

On balance the quantum layout and specific details of the proposed parking would be considered adequate to meet the needs of the development.

The plan demonstrates that the central turning area is of a suitable size and geometry to facilitate the turning of a fire tender.

No highway concerns would be raised with regard to the plans and details provided for this condition.

Condition 10 - cycle parking

The buildings hereby permitted shall not be occupied until provision for covered cycle parking has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be used only for the parking of cycles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of cycles in accordance with policy GEN7 of the Arun District Local Plan.

Details of the proposed cycle parking provision have been demonstrated on plan drawing number 3.17 revision D.

Each plot will be provided with an independent 2.44 x 1.80 garden shed to provide cycle parking.

This would be considered acceptable to meet the cycle parking needs of each dwelling.

No highway concerns would be raised with regard to the plans and details provided for this condition.

Ian Hayward
West Sussex County Council – Planning Services