

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                                 |                                                                                                                                                           |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                      | Arun District Council<br>FAO: Amy Myer                                                                                                                    |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                                                                                 |
| <b>DATE:</b>                    | 22 September 2021                                                                                                                                         |
| <b>LOCATION:</b>                | 1 South Drive Worthing BN12 5QS                                                                                                                           |
| <b>SUBJECT:</b>                 | FG/157/21/PL<br>Demolition of existing single dwelling & construction of new single dwelling. This site is in CIL Zone 4 & is CIL Liable as new dwelling. |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                       |
| <b>RECOMMENDATION:</b>          | Advice                                                                                                                                                    |
| <b>S106 CONTRIBUTION TOTAL:</b> | n/a                                                                                                                                                       |

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

This application is for the demolition of single dwelling and erection of replacement dwelling. The site is located on South Drive, a privately maintained road, consequently these comments are for advice only.

No alterations to the junction with the public highway are proposed and the proposal is not anticipated to result in an intensification of use of the junction with the public highway.

The plans demonstrate that the existing garage will be retained, a car port will be constructed and parking for at least three vehicles will be available within the proposed parking area.

secure and covered cycle storage could be provided within the existing garage - details of cycle storage can be secured via condition.

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 (adopted January 2020).

### 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:

### Conditions

#### *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.

**Nicola Fry**  
**West Sussex County Council – Planning Services**