

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr Z Denton
FROM:	WSCC - Highways Authority
DATE:	9 December 2020
LOCATION:	40 Little Paddocks Ferring BN12 5NJ
SUBJECT:	FG/160/20/DOC Approval of details reserved by condition imposed under ref FG/152/19/PL relating to Condition Nos 5 - materials & finishes, 7 - charging for electric vehicles, 8 - decentralised, renewable & low carbon energy, 11 - acoustic fencing & associated tree & shrub planting and 13 - cycle parking.
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 Planning Services 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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application FG/152/19/PL which sought the erection of 2 x 3 bed detached chalet bungalows with associated parking and amenity space including the demolition of the existing house and garage. No highway concerns were raised. Consent was granted by the Local Planning Authority.

This consultation seeks to deal with plans and details provided in relation to conditions 5 (materials & finishes), 7 (charging for electric vehicles), 8 (decentralised, renewable & low carbon energy), 11 (acoustic fencing & associated tree & shrub planting) and 13 (cycle parking) of the aforementioned planning consent.

No highways comments are required for conditions 5 (materials & finishes), 8 (decentralised, renewable & low carbon energy) and 11 (acoustic fencing & associated tree & shrub planting).

Condition 7 - Charging for electric vehicles

- 7 Prior to the occupation of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.

Reason: New petrol, diesel and hybrid cars/vans will not be sold beyond 2035, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun Parking Standards SPD and the National Planning Policy Framework.

A plan (RS18.54.DC02C - November 2020 Revision C) has been submitted to satisfy the requirements of this condition.

The plans indicate that each dwelling will be provided 4 charging points. This would be considered to be in accordance with the Arun supplementary planning document for parking requirements.

Plans and details submitted in relation to this condition would be considered acceptable.

Condition 13 - Cycle Parking

- 13 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 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, including T SP1 of the Arun Local Plan.

A plan (RS18.54.DC02C - November 2020 Revision C) has been submitted to satisfy the requirements of this condition. Cycle parking will be provided within the garage provisions for each dwelling. While it was established at the planning stage the garage provision for '39' was not considered to meet current size recommendations for vehicles it would be suitably sized to store cycles.

Plans and details submitted in relation to this condition would be considered acceptable.

Ian Hayward
West Sussex County Council – Planning Services