

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	2 November 2021
LOCATION:	78A Langbury Lane Ferring BN12 6QE
SUBJECT:	FG/176/21/PL Extensions to front parking. This site is in CIL Zone 4 (Zero Rated) as other development.
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.

This application is for the extension to existing parking provision, to the front of the site for the existing care home. The site is located on Langbury Lane, a C-classified road subject to a speed limit of 30mph.

The existing access to the site is from Brookside Close, an un-classified road subject to a speed limit of 30mph. No alterations to the existing access arrangements are proposed. The planning statement indicates that the site frontage has been operating as an informal parking area for the past 12 months, with reinforced plastic surfacing. This application would formalise the arrangement and create a hard standing area for parking 4 vehicles.

The proposed additional parking area is not anticipated to result in a material intensification of use of the site access and visibility appears sufficient for the anticipated road speeds in this location. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the site access. Therefore there is no evidence to suggest that the access is operating unsafely, or that the proposed increase in parking area would exacerbate an existing safety concern.

The proposed site plans demonstrates four parking spaces on the site frontage. These spaces do not meet minimum specifications of 2.4 x 4.8m as set out in Manual for Streets (MfS), however there appears to be sufficient space on site for a total of 4 vehicles to park in an informal arrangement. A turn on site would be preferred however this may not be possible due to site constraints if the parking area was full. The LHA would not raise a highway safety concern to this arrangement given the local highway context and that neighbouring properties operate similar arrangements without evidence of highway safety concern.

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 condition should be applied:

Condition

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

Jack Elliott

West Sussex County Council – Planning Services