

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amy Myer
FROM:	WSCC - Highways Authority
DATE:	18 November 2021
LOCATION:	1 Greenways Crescent Ferring BN12 5EF
SUBJECT:	FG/184/21/PL Erection of replacement dwelling and garage
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 construction of a replacement two storey 3-bedroom dwelling. The site is located on Greenways Crescent, which is privately maintained road, consequently these comments are for advice only. The nearest publicly maintained road is Sea Lane (C classified road subject to a 30mph speed limit).

The proposed plans demonstrate that a new access to the site from Greenways Crescent will be provided to serve the proposed dwelling. This will result in 2 accesses serving the site. As a privately maintained road the applicant is advised to obtain formal permission from the proprietor of Greenways Crescent for the access works. No alterations to the junction with Sea Lane are proposed.

The proposed replacement dwelling is not anticipated to result in a material intensification of use of the site.

The proposed plans demonstrate that 3 parking spaces will be provided on site, this includes a single garage. The proposed floor plan drawing indicates that the garage measures 3.8 x 5m. This does not meet the minimum internal specifications of 3 x 6m for a single garage as set out in Manual for Streets (MfS). However the LHA appreciate that a smaller sized vehicle could utilise the garage as proposed and would not raise any highway safety concerns with this. In addition the proposed plans indicate that there is sufficient space on the proposed driveways to accommodate additional parking if required. The plans also demonstrate that the vehicles can turn on site and exit onto the public highway in a forward gear.

The plans demonstrate that a 3 x 3m cycle storage/bin storage/shed will be provided. The LHA is satisfied that this will provide sufficient secure and covered cycle storage.

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 acknowledges the proposed plans demonstrate a single EV charge point within the proposed garage. 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 and informative 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 the approved plan.

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 obtain formal approval from the proprietor of the private road prior to carrying out any access works.

Jack Elliott

West Sussex County Council – Planning Services