WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Andrew Wood
FROM:	WSCC - Highways Authority
DATE:	8 March 2021
LOCATION:	10 South Drive, Ferring, BN12 5QU
SUBJECT:	FG/18/21/PL Demolition & erection of 1 No. dwelling. This site is in CIL Zone 4 and is CIL Liable as new dwelling.
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 Strategic Planning 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.

Summary

This proposal is for the demolition of an existing dwelling and erection of a new dwelling. The site is located on South Drive, a privately maintained road; consequently, these comments are for your advice only. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access

It is unclear from the plans if the applicant proposes any changes to the existing access arrangement. If the applicant does propose any access works, the LHA advises the applicant to contact the proprietor of the privately maintained road to obtain formal approval for the proposed access works.

The nearest maintained highway is Sea Lane, a C-classified road subject to a speed restriction of 30 mph. The LHA does not anticipate that this development would give rise to a material intensification of movements to or from the site. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking

The applicant proposes a double-car garage for this development. Under Arun Parking Standards (adopted January 2020), the LHA would anticipate that three parking spaces would be sufficient for a dwelling of this size and location. There appears to be space within the site for a third parking space to be accommodated.

The LHA does note that the proposed garage has approximate internal dimensions of 5.4m x 5.8m. This does not meet the minimum specifications for double-car garages of 6m x 6m as set out in Manual for Streets (MfS). Therefore, in its current design, the LHA cannot consider the garage for parking provision, as it may be too small for modern cars to fit inside. The LHA advises the applicant to enlarge the garage to meet MfS specifications.

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.

The applicant has not demonstrated cycle parking. Cycling is a viable option in the area and the applicant should demonstrate secure and covered cycle parking provision in accordance with Arun Parking Standards. The LHA notes that if the garage is enlarged to MfS specifications, the LHA will consider the garage for cycle parking also.

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 109), and that there are no transport grounds to resist the proposal.

However, the LHA advises the applicant to enlarge the proposed garage to meet MfS specifications.

Kyran Schneider
West Sussex County Council – Planning Services