

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	Highways, WSCC
DATE:	08/01/2019
LOCATION:	Land north of, 21, Ocean Drive, Ferring, Worthing, BN12 5QN
SUBJECT:	FG/191/18/PL Erection of 2 No. 3 bed chalet style dwellings with associated parking, landscaping & bin store.
DATE OF SITE VISIT:	
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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 Local Development 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Ocean Drive is a private highway not maintained by WSCC. Consequently, these comments are for your advice only.

In principle, we would not foresee any issues with this proposal. A number of dwellings are already served from the access road and whilst a small rise in vehicle activities will occur, it is considered unlikely that any adverse impacts will result from this proposal.

Two parking spaces have been demonstrated as serving each property; these spaces should measure 2.4 x 4.8m. It appears as though space is available for vehicles to turn and egress the site in a forward gear. It is anticipated that the existing refuse and recycling collection arrangements would be retained roadside, Manual for Streets does state that residents should not have to travel over 30m to put bins out and collection vehicles should not have to travel in excess of 25m to collect/deposit bins. This is however a matter of amenity for the Local Planning Authority (LPA) to consider. The applicant is advised to contact the waste disposal authorities to ascertain whether the practise would be acceptable.

On the information submitted there would appear to be no grounds to resist this application from the highway point of view.

The accesses onto the Publicly Maintained Highway are all established and serve the entire Ferring Estate. The addition of two residential dwellings over the existing arrangement would not be anticipated to generate a severe material increase in vehicular movements over that currently generated by residents of the estate.

If the LPA are minded to approve this proposal a condition securing vehicular parking and cycle parking should be included.

Jodie Wilkes

West Sussex County Council – Planning Services