

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	2 April 2019
LOCATION:	South Point 1 Beehive Lane Ferring BN12 5NL
SUBJECT:	FG/29/19/PL Erection of 1 No. 2 bed 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 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.

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

Summary

The proposal is for Erection of 1 No. 2 bed dwelling. This Application is located on a **PRIVATE ROAD** leading off of Sea Lane which is a publicly maintained C Classified residential highway subject to a 30 mph speed limit, because of this the Local Highways Authority (LHA) will supply comments for your **Advice Only**.

Access

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely.

Parking and Sustainability

Upon inspection of the plans it is noted that the parking provision is using 1 parking space from the neighbouring flats. This would reduce the Approved parking plan down to 9 for this dwelling. Even though this would not generate any highways safety concerns, the Local Planning Authority may wish to consider amenity implications of additional on street car parking demand.

The site is located in a sustainable location within walking and cycling distance to a range of public services, amenities and employment options. Bus and rail links provide a realistic travel opportunity for longer trips. Due to this being the case, The Local

Highways Authority (LHA) would like to see covered, lockable cycle storage space being implemented.

Conclusion

The Local Highway Authority (LHA) does not consider that this proposal would have 'severe' impact 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.

If the LPA are minded to approve the application, the following conditions should be applied:

Conditions

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 to be 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.

Stephen Garrard
West Sussex County Council – Planning Services