

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Miss K Welch
FROM:	WSCC - Highways Authority
DATE:	9 March 2022
LOCATION:	61 Sea Lane Gardens, Ferring, BN12 5EG
SUBJECT:	FG/37/22/PL 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.

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

The proposed seeks the erection of 1 dwelling on land adjacent to 61 Sea Lane Gardens, Ferring.

Access to the proposed dwelling will make use of an existing point of access with is located on the junction of Sea Lane Gardens and Greenways Crescent.

Both Sea Lane Gardens and Greenways Crescent are of private concern. Nevertheless, the access point currently can be used to provide access to one dwelling and in principle that will not change should this application be implemented.

An existing secondary point of access will continue to be used to provide an access and parking area for 61 Sea Lane Gardens.

Given the access arrangements are existing and will each only serve one dwelling, it is difficult to conclude that either access point will be used more intensively than they could currently be.

Using Arun DC's parking guidance, a 3-bed dwelling in this location (parking behaviour zone 2) would be anticipated to attract the demand for 2 car parking spaces. The proposed includes a hardstanding area large enough to accommodate such a demand. A turn on site may be possible with the use of a multi-point manoeuvre.

The parking provision should be EV enabled, the specific details of this EV provision can be secured via a suitably worded planning condition.

A timber shed will be used to provide a secure and covered cycle store. The specific details of which should be secured via a suitably worded condition.

In conclusion the Local Highways Authority does not consider that the proposal would have and an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network for which WSCC is the Local Highways Authority.

If the Local Planning Authority is minded to grant planning the following conditions would be advised.

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 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.

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.

Ian Hayward

West Sussex County Council – Planning Services