

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amy Myer
FROM:	WSCC - Highways Authority
DATE:	27 April 2020
LOCATION:	Ferringham House, 58 Ferringham Lane, Ferring, BN12 5LU
SUBJECT:	FG/41/20/PL 1 No new dwelling & detached hydrotherapy pool house along with associated external works & creation of 1 No additional vehicular entrance.
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 one new dwelling with detached pool house and creation of one additional vehicular access. The site is located on Ferringham Lane, a privately maintained road. As this road is not maintained by WSCC, these comments are for your advice only.

WSCC in its role as Local Highway Authority (LHA) previously received a highways consultation request for this site under application FG/27/18/PL. The LHA raised no objections to this proposal. The planning authority approved the application.

Access and Visibility

Ferringham Lane becomes part of the maintained highway network approximately 150m north of 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 attributed to road layout 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.

The applicant proposes a second vehicular access off Ferringham Lane, to form an in-out arrangement. The LHA advises the applicant to contact the proprietor of the privately maintained lane, to obtain formal approval for the proposed access works.

The LHA does not anticipate that the proposal would result in a material intensification of movements to or from the site.

Parking and Turning

The applicant proposes three car parking spaces for this proposal. This includes a double-car garage with internal dimensions of 6m x 8m. 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. As the applicant proposes a double car garage and driveway with space for at least two parking spaces, the LHA is satisfied that the proposed parking provision is in accordance with Arun parking standards.

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 advises the applicant that dwellings with a garage and driveway should provide 100% of parking spaces with active EV parking spaces in accordance with the Arun Parking Standards.

In terms of cycle parking, Arun and WSCC standards require a dwelling of this size to provide cycle parking for at least two cycles. As the proposed garage is in accordance with MfS specifications, the LHA can consider it for parking provision. The inclusion of secure and covered cycle parking helps promote the use of sustainable alternative modes of transport to the private car.

Residents can utilise the new second access to exit the site in a forward gear.

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.

Kyran Schneider
West Sussex County Council – Planning Services