

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	6 April 2021
LOCATION:	Land between 11a The Grove and 30 Brook Lane Ferring
SUBJECT:	FG/46/21/PL Development of 1 no. 2 bed house set over 2 floors, with first floor being partially contained within roof, along with associated parking & amenity spaces. This site is within 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 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.

This application is for the erection of a single 2-bedroom dwelling. The site is located off of The Grove, a privately maintained road, consequently, these comments are for advice only. The nearest publicly maintained highway is at Ferringham Lane, approximately 200m to the east of the site.

No alterations to the access onto the public highway are proposed. A new access to the site is proposed to provide off street parking, the applicant is advised to obtain formal consent from the proprietor of The Grove prior to carrying out the access works.

The plans demonstrate two parking spaces for the proposed dwelling, which is anticipated to be sufficient for a dwelling of this size and location. Each space should meet minimum specifications of 2.4 x 4.8m as set out in Manual for Streets. It appears that one of these spaces does not meet this minimum specification, however the LHA acknowledges that a small vehicle could utilise this space. The LPA may wish to consider the amenity impacts of the proposed smaller space and whether this would impact upon on-street parking in this location.

The plans demonstrate cycle storage to encourage sustainable transport methods.

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 (adopted January 2020).

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.

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

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 the approved plan.

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.

Informative:

The applicant is advised to obtain formal consent from the proprietor of The Grove prior to carrying out the access works.

Nicola Fry

West Sussex County Council – Planning Services