

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	WSCC - Highways Authority
DATE:	27 April 2021
LOCATION:	Paddock House 44 Ferringham Lane Ferring BN12 5LU
SUBJECT:	FG/50/21/PL Variation of condition approved under FG/115/17/PL relating to condition 2-plans condition. This site is in CIL Zone 4 and is CIL Liable as new dwellings.
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.

Context & History

The site has an extensive planning history. Most notably FG/115/17/PL which sought the erection of four bungalows at the site. Ultimately no highway safety or capacity concerns were raised by the Local Highways Authority and the application was granted planning consent. This current application seeks variation of condition 2 of the referenced planning approval resulting in amendments to the approved plans.

Given the principle of the application has been established this consultation will primarily deal with the latest layout, dwelling size and anticipated vs proposed parking arrangements.

Parking

It should be noted that since the granting of FG/115/17/PL both WSCC and Arun DC now apply updated parking standards for residential dwelling developments. The Arun Supplementary Planning Document (SPD) on parking supersedes WSCC's own parking standards / guidance and should be used in this case.

Ferring is within Parking Behaviour Zone 2 and therefore as per the Arun SPD all 3 bed dwellings should be provided a minimum of 2 parking spaces and all 4 bed dwellings

should be provided a minimum of 3 spaces. For the revised dwellings this would total a demand of 9 spaces.

Visitor parking equating to 20% of the total dwelling numbers is required as per the Arun SPD, in this case a minimum 1 space.

Therefore, a total anticipated demand of 10 spaces is anticipated.

From inspection of the latest plans the units proposed will be provided the following parking provision:

Unit 1 (3 Bed) – 1 Frontage Hardstanding Space + 1 Internal Garage Space
Unit 2 (3 Bed) – 1 Frontage Hardstanding Space + 1 Internal Garage Space
Unit 3 (3 Bed) – 1 Frontage Hardstanding Space + 1 Internal Garage Space
Unit 4 (4 Bed) – 2 Frontage Hardstanding Spaces + 1 Independent Garage Space
Hardstanding 1 Internal Garage Space

An additional 3 'unallocated' visitor car parking spaces will be provided.

The garages are considered suitably sized but as per Arun DC's SPD garage spaces only count as 0.5 towards an allocated parking space.

In total while 12 physical spaces in total are being provided, because 4 are garage spaces it is considered that a total of 10 spaces are being provided with plots 1-3 being afforded 1.5 spaces each and plot 4 being afforded 2.5 spaces.

With each plots parking demand considered independently it could be concluded that each dwelling is under provided parking by 0.5 of a space. However, the proposed unallocated visitor parking provision, which is more generous than the Arun SPD requires, makes up for any shortfall in anticipated demand.

Consideration may also be given that the proposed parking provision is in line with that was already approved under FG/115/17/PL.

On balance the quantum of proposed parking would be considered adequate to meet the needs of the development.

Given the nature of this variation of conditions application the Local Planning Authority should consider if a request for electric vehicle parking facilities as per the current Arun DC SPD is considered reasonable.

Turning Area

An area for the turning of fire appliances and refuse lorries has been annotated on the proposed site plan, 2007 2.05 Revision B. The annotation details that plans 2020-6201 002 and 003 prepared by Bright Plan detail this area, presumably with swept path tracking.

It does not seem that plans 2020-6201 002 and 003 are available on the Arun DC Planning Portal for inspection. While it seems that this area is broadly similar to that being demonstrated as suitable for turning of such vehicles under FG/115/17/PL it would be beneficial if the plan can be made available for review by WSCC Highways and WSCC Fire Water and Access.

Conclusion

In conclusion the Local Highways Authority has no in principle concerns with the proposed revised plans. However, in the interests of completeness it would be requested that plans 2020-6201 002 and 003 prepared by Bright Plan are made available for scrutiny.

Ian Hayward
West Sussex County Council – Planning Services