

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	8 April 2022
LOCATION:	Land rear of 1 Sea Drive, Ferring, BN12 5HD
SUBJECT:	FG/54/22/PL 1 No new dwelling. This application 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.

Summary and Context

This proposal is for the erection of a detached three-bedroom dwelling. The site is located on Sea Drive, a C-classified road subject to a speed restriction of 30 mph.

This application is supported by a Transport Technical Note prepared by Mode Transport Planning. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility

The applicant proposes a new vehicular access on Sea Drive. The proposed access works will be subject to a vehicle crossover (VCO) licence obtained through the local Highways Area Office and constructed to a specification agreed with the local Highways Area Engineer. The applicant should be aware that VCO licences are granted for accesses up to a maximum width of 6.4m. Therefore, the applicant is advised to reduce the access width to at least 6.4m.

Vehicular visibility has been demonstrated in Appendix B of the Technical Note, with splays of 2.4m x 43m achievable in both directions, in accordance with Stopping Sight Distances (SSD) for a 30mph speed restriction.

Considering the scale of the proposed development, the LHA does not anticipate that the addition of one three-bedroom dwelling would give rise to a material intensification of movements to or from the site.

Parking and Turning

The applicant proposes three car parking spaces for this development, comprising of two parking bays and a single-bay garage. Under Arun Parking Standards, the LHA would expect a dwelling of this size and location to provide at least two car parking spaces. Therefore, the LHA is satisfied with the proposed parking provision.

The LHA does note that the proposed garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as set out in Manual for Streets (MfS). The applicant is advised to enlarge the garage to MfS specifications to ensure modern cars can be accommodated inside.

On-site turning does not appear achievable, so vehicles may have to exit the site in a reverse gear. However, this is not anticipated to result in an adverse highway safety impact, owing to sufficient visibility either side of the access.

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.

Regarding cycles, the applicant has demonstrated a bike store, providing secure cycle parking provision in accordance with Arun Parking Standards.

Sustainability

The site is situated within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. Bus stops on Ocean Drive, approximately 650m west of the site provide regular services to Worthing.

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 111), 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 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.

Visibility (details approved)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto Sea Drive in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Kyran Schneider
West Sussex County Council – Planning Services