

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Andrew Wood
FROM:	Highways, WSCC
DATE:	26/02/2019
LOCATION:	20 Rife Way, Ferring
SUBJECT:	FG/6/19/PL New Dwelling
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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.

Summary

This proposal is for a new 3 bedroom dwelling.

Access and Visibility

The site is located on Rife Way, an unclassified residential road subject to a 30 mph speed limit. The plans show that no parking spaces or garages are provided; therefore there are no points of access. The existing plots access will remain the same. An inspection of data supplied to WSCC by Sussex Police over a period of the last five years reveals that there have been no recorded injury accidents within the vicinity of the site. Visibility at the Rife Way/St Maurs Way junction will not be affected.

Parking and Turning

The plans indicate that no off-street parking provision will be provided for the proposed dwelling. Using the WSCC Car Parking Demand Calculator, the size and location of this dwelling determines that at least 1 car parking space is required. Any overspill parking as result of this proposal could be accommodated on-street. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

Sustainability

The property is situated close to Ferring Street which is well connected by bus routes and provides sufficient shops and services that would reduce the need for a car. Furthermore, local schools are close and accessible by bicycle or public transport. Cycling is a viable option within this vicinity. Cycle storage has been demonstrated in the plans, and the dimensions shown allow for at least 2 bicycles to be stored inside.

Conclusion

The LHA does not consider that the proposal would have 'severe' impact 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:

Condition

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.

Kyran Schneider

West Sussex County Council – Planning Services