

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Andrew Wood
FROM:	WSCC - Highways Authority
DATE:	13 February 2020
LOCATION:	Eastlands Littlehampton Road Worthing BN12 6PB
SUBJECT:	FG/8/20/PL Erection of 1 No. equestrian dwelling & retention of 1 No. gazebo & 2 No. carports. This application is a Departure from the Development Plan & may affect a Public Right of Way.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Modification
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.

Proposal Summary

The proposal is for the construction of one no. equestrian dwelling (C3). The application site is located on Littlehampton Road a publicly maintained 'A' classified road subject to a 50 mph speed limit.

Access

An established access point will serve the proposed dwelling and currently serves multiple fields and stables. No changes to the access are proposed. WSCC, mapping demonstrates the access benefits from visibility wholly within the public highway.

The LHA advises the applicant that the access track benefits from the presence of a Public Right of Way (PRoW). The works proposed do not affect the PRoW; however, the applicant may wish to consult WSCC Public Rights of Way Team, to see if any underlying issue that may arise. Please contact the Team on 01243 777620

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury collisions within the vicinity of the

site. Therefore there is no evidence to suggest that the existing assess is currently operating unsafely.

Vehicle Parking and Cycle Parking

Under Arun Parking Standards (adopted January 2020), the LHA would anticipate that two parking spaces would be sufficient for a dwelling of this size and location and should be provided.

The applicant proposes a four car parking provision for the new dwelling. However, this has not been demonstrated on the plans.

The applicant has proposed a nil cycle parking provision, as per the WSCC and Arun policy we wish to see cycle storage implemented in the form of lockable covered storage.

Conclusion

In principle the Local Highways Authority (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. However, the LHA require a modification regarding the Car Parking and Cycle Parking, as described above.

Please raise these issues with the applicant and re-consult. At which time the LHA can advise suitable conditions and informative notes.

Stephen Garrard
West Sussex County Council – Planning Services