

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Andrew Wood
FROM:	WSCC - Highways Authority
DATE:	12 March 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:	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.

Site Background

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.

Previously the Local Highways Authority (LHA) received consultation on matters at this location. The LHA advised that the applicant modify the plans to show the parking and cycle parking provisions of the site. The following comments are for these amendments only. Additional comments can be found in our previous response.

Vehicle Parking, Cycle Parking and Turning

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 has demonstrated,

- (2x) 2.5 x 5 metre parking spaces,
- One carport measuring 5 x 5 metres,
- One carport measuring 3 x 5 metres.

These areas would equate to five parking spaces, the LHA notes that the hardstanding area appears to be large enough to accommodate more if needed.

The applicant proposes that cycle parking will be located within enclosed section of the car port. This conforms to requirements set out by Manual for Streets (MfS) and WSSC guidance for covered, lockable storage.

The applicant has not demonstrated a turn on site. The proposed hardstanding area is large enough to accommodate such a provision. This conforms to Manual for Streets (MfS) Guidance of a minimum of 6 metres to the rear of any parking space.

Electric Vehicle (EV) Parking

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 a garage and driveway, 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.

The LHA advises the LPA that if they are mindful to permit the above application than to attach the following conditions:

Conditions

Parking

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 site plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Stephen Garrard
West Sussex County Council – Planning Services