

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                                 |                                                                                                                                                                                                                                            |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                      | Arun District Council<br>FAO: Tim Bloomfield                                                                                                                                                                                               |
| <b>FROM:</b>                    | Highways, WSCC                                                                                                                                                                                                                             |
| <b>DATE:</b>                    | 15/06/2018                                                                                                                                                                                                                                 |
| <b>LOCATION:</b>                | 55, Sea Lane Gardens, Ferring, BN12 5EG                                                                                                                                                                                                    |
| <b>SUBJECT:</b>                 | FG/94/18/PL<br>Erection of 1 No. bungalow.                                                                                                                                                                                                 |
| <b>DATE OF SITE VISIT:</b>      |                                                                                                                                                                                                                                            |
| <b>RECOMMENDATION:</b>          | <input checked="" type="checkbox"/> Advice <input type="checkbox"/> Objection<br><input type="checkbox"/> Modification <input type="checkbox"/> No Objection<br><input type="checkbox"/> More Information <input type="checkbox"/> Refusal |
| <b>S106 CONTRIBUTION TOTAL:</b> | £N/A<br>See below for breakdown.                                                                                                                                                                                                           |

**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 Strategic Planning 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.

### Access

The site is accessed from a private access way off of Sea Lane Gardens, a privately owned road in this location. The nearest publically maintainable highway is Sea Lane, a 'C' class road with a speed limit of 30mph in this location. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the junction with the public highway, onto Sea Lane Gardens. There is no evidence to suggest that the junction is operating unsafely, or that the proposed new dwelling would exacerbate an existing safety concern.

The plans detail a new access via the existing private access road off of Sea Lane Gardens. The applicant must secure the necessary permissions from the proprietor of the private access road before any works to create the new access commences.

Given the narrow access to the site with limited space for large delivery and construction vehicles to turn either within the site or along Sea Lane Gardens, the LHA would suggest that the applicant provide a construction management plan to detail how they plan to manage deliveries to and from the site during construction.

### Parking

The WSCC car parking calculator would envision 2 parking spaces for a dwelling of this size in this location which has been met by the plans. The LHA would prefer a turn on site, however there is not sufficient space on site for this. Given the low traffic along the private access road and similar existing neighbouring situations, the LHA would not anticipate that vehicles reversing from the site onto the private access road would cause a 'severe' highway safety concern.

### Sustainability

The site is located approximately a 6 minute bicycle ride from Goring-by-Sea train station and within a few minutes' walk of local bus stops. The LHA would recommend the provision of secure and covered cycle parking to encourage more sustainable transport methods.

The LHA does not consider that the proposal for one new dwelling would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and there are no transport grounds to resist the proposal. If the Local Planning Authority (LPA) are minded to approve this application the LHA would suggest that conditions securing parking, cycle parking and a construction and materials plan are included.

**Jayne Colbert**  
**West Sussex County Council – Planning Service**