

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Simon Davis
FROM:	WSCC - Highways Authority
DATE:	11 April 2019
LOCATION:	Mow Cottage Worms Lane Felpham
SUBJECT:	FP/64/19/PL Replace burnt down cottage with a similar sized single storey property - This is a Departure from the Development Plan.
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.

Summary

Although Worms Lane is subject to 60mph Speed Limit, due to the road geometry and the narrow nature of the rural lane, vehicles are not anticipated to be travelling at the posted speed limit in this location. As such, vehicular visibility onto the publicly maintained highway appears sufficient for the anticipated road speeds. Furthermore, 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 junction, therefore there is no evidence to suggest that the existing junction is operating unsafely.

Parking, Turning and Substainibility

The current proposed plans meet the Vehicle Parking standards and Cycle Parking Standards set out by WSCC.

Additional - Refuse

The plans do not show any refuse and recycling collection arrangements, although Manual for Streets does state that residents should not have to travel over 30m to put bins out and collection vehicles should not have to travel in excess of 25m to collect/deposit bins. This is however a matter of amenity for the Local Planning Authority (LPA) to consider. The applicant is advised to contact the waste disposal authorities to ascertain whether the practise would be acceptable.

Conclusion

The Local Highway Authority (LHA) does not consider that this 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 should be applied:

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 plans and details 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.

Informative

Due to the presences of a lockable gate at the entrance of Worms Lane, it is advised that the applicant contacts WSCC Highways in regards to access of the road. Please call 01243 642105.

Stephen Garrard
West Sussex County Council – Planning Services