

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	4 May 2021
LOCATION:	7 Ambleside Close Felpham PO22 8NG
SUBJECT:	FP/86/21/PL Erection of 1 No. 3 bed dwelling (resubmission following FP/179/20/PL).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
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.

This application is for the erection of a 3 bedroom dwelling on garden land to the east of 7 Ambleside Close. Ambleside Close is a no-through un-classified residential road subject to a speed limit of 20mph.

The LHA was consulted previously on a similar scheme under ref: FP/179/19/PL. More information was requested by the LHA pertaining to the entrance to the site and swept path tracking, however this information was not provided. The application was refused on separate grounds by the LPA.

The proposal will utilise the existing access onto Ambleside Close, providing a shared driveway and two parking areas for both the existing and proposed dwellings. Whilst no visibility issues with the access arrangement are anticipated, the proposed driveway will be only 2.8m in width. It is unclear from the plans whether there will be an entrance gate to the proposed dwelling, the access width at this point appears to narrow to just 2.4m. The applicant should clarify whether an entrance gate is proposed.

The proposed parking area will provide two parking spaces for each dwelling, with no provision for vehicles to turn on site. The LHA note representations from neighbouring residents regarding the ability for vehicles to manoeuvre to and from the proposed spaces. The LHA request that the applicant demonstrate via swept path tracking that vehicles can sufficiently enter and exit each proposed parking space and can enter and exit the site from the public highway.

Two parking spaces are proposed which is in accordance with the Arun District Council Parking Standards SPD (Jan 2020). 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 an off-street parking provision, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards (adopted January 2020).

Please request this information from the applicant and re-consult.

Nicola Fry
West Sussex County Council – Planning Services