

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	24 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:	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.

This LHA has been re-consulted on this application following submission of a Transport Statement produced by I-Transport addressing points raised by the LHA in its response dated 4th May 2021. The LHA's previous response requested clarification as to whether entrance gates were to be provided to the proposed dwelling and to demonstrate swept path tracking of vehicles entering and exiting the site.

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. No visibility issues with the access arrangement are anticipated. The proposed driveway will be 2.8m in width - the Transport Statement confirms that no entrance gates will be provided to the proposed dwelling, which overcomes the LHA's concerns regarding the narrowing of the entrance-way to just 2.4m.

Swept path tracking has been provided demonstrating that vehicles can enter and exit each space in forward and reverse gears. As such no highways concerns over the proposed parking arrangements would be raised. The LHA would also not raise a highway concern to the lack of on-site turning space on site, given the nature of the no-through residential road and neighbouring properties operating similar arrangements.

The site is sustainably located within walking distance of local shops and amenities and primary and secondary schools. Secure and covered cycle storage is proposed within the rear garden of the proposed dwelling to encourage sustainable transport methods.

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). An appropriate condition is attached below.

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.

If the LPA are minded to approve the application, the following conditions should be applied:

Conditions

Car parking space

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.

Electric Vehicle Charging Spaces

No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

Nicola Fry

West Sussex County Council – Planning Services