

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	Highways, WSCC
DATE:	01/06/2018
LOCATION:	Waterbury House, Ford Road, Ford, BN18 0BH
SUBJECT:	F/10/18/PL Construction of 5 No. 1 bedroom flats together with staff accommodation, hard landscaping & parking, (resubmission following F/29/17/PL). This application affects the setting of a listed building.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☒ More Information ☐ Refusal
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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application F/4/13 seeking renewal of unimplemented Planning Permission F/4/10 for demolition of timber building and construction of a four bedroom bungalow style care facility unit for adults with learning difficulties. No highways concerns were raised and consent was granted by the LPA but again the permission was not implemented.

Most recently West Sussex County Council was consulted on Highway Matters under planning application F/27/19 seeking construction of 5 x 1 bed flats (C2). No highways concerns were raised; the application was withdrawn by the applicant.

This application seeks the construction of 5 x 1 bedroom flats (C2) together with staff accommodation, hard landscaping & parking.

Access is currently achieved via an existing in/out access arrangement from Ford Road, which is a 'C' classified and subject to a 40 mph speed limit at this point. Access for the

proposed will be shared with the existing arrangements that serve Waterbury House. The site is located short distance north of the Ford Railway Level Crossing.

From inspection of the plans, there appears to be no apparent visibility issue at the point of access onto Ford Road. I have checked the most recently available verified accident records, which reveals there has been no personal injury accidents associated with the existing access arrangements.

No trip rate information has been provided to support the application. However from experience from other C2 use class developments such a use does not typically generate a large number of vehicular movements. Consideration is also given to the existing use on site of Waterbury House providing residential services for up to 12 people with severe and profound learning difficulties. In addition the trips associated with the previous permission for a 4 bed care facility would be a material consideration. On balance I would not be minded to view that a material increase in vehicular activity will result over and above the existing use on site and previous permitted scheme.

With regard to parking, the application documents state that 5 spaces are existing. The proposed seeks to provide an additional 9 car parking spaces.

For a C2 Use Class WSCC advised that:

1 space per 20 residents (or increments thereof)

+

1 visitor space per 8 residents (or increments thereof)

+

1 staff space per 5 residents

+

Additional space for service vehicles as required.

In total Waterbury house and the proposal will result in the site providing C2 residential services for up to 17 residents. This would equate to a maximum parking demand of 6/7 spaces plus additional space for servicing.

The applicant should justify why they proposed to increase the on-site parking provision significantly in excess of the adopted WSCC Maximum standard for such a class.

Please re-consult

Ian Hayward
West Sussex County Council – Planning Services