

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSSC - Highways Authority
DATE:	1 March 2022
LOCATION:	47 Golden Avenue, East Preston, BN16 1QX
SUBJECT:	K/6/22/PL Erection of a detached dwelling and integral garage (resubmission following K/51/21/PL). This application is in CIL Zone 4 and is CIL Liable as new dwelling.
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.

Summary and Context

This proposal is for the erection of a four-bedroom dwelling with integral garage. The site is located on Golden Avenue, a privately maintained road; consequently, these comments should be considered as advice only. WSSC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided consultation advice for this site for similar application K/51/21/PL, raising no highway safety concerns. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

Content

The applicant proposes a new in/out access onto Golden Avenue. The applicant is advised to contact the proprietor of the privately maintained road to obtain formal approval for the proposed access works. From inspection of the plans, there are no apparent visibility issues with the proposed points of access. The LHA does not anticipate that the addition of one dwelling would give rise to a material intensification of movements to or from the site.

For vehicular parking, the applicant proposes a double-bay integral garage with driveway. Under Arun Parking Standards, the LHA would expect a dwelling of this size in this location to provide at least three car parking spaces. Therefore, the LHA considers the proposed parking provision to be sufficient. From inspection of the plans, the garage and driveway are suitably sized to accommodate the parking requirement and on-site turning appears achievable.

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.

Regarding cycles, the garage is of suitable size to be considered for secure cycle storage, in accordance with Arun Parking Standards. The inclusion of cycle parking helps promote the use of sustainable transport methods.

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 111), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services