

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Obafemi Okusipe
FROM:	WSCC - Highways Authority
DATE:	9 May 2022
LOCATION:	73 Manning Road Littlehampton BN17 7HX
SUBJECT:	LU/113/22/LU Removal of double garages and provision of 1 No detached 2 bedroom 4 person dwelling. This site 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.

WSCC acting as the Local Highway's Authority (LHA) refer to your consultation in respect of the above planning application and would provide the following comments.

Site Context & History

The access onto the application site is located on Manning Road, a public maintained highway.

The LHA would view said road to be set within an urban setting.

The road is subject to a 30-mph speed limit. No current speed survey data is located within a reasonable distance of the access that would state otherwise.

As a result, the Local Highways Authority (LHA) will refer to Manual for Streets (MfS) as guidance.

Access

The applicant has stated that they intend to provide a new access point (VCO). No details of the kerbside measurements have been provided. Such details can be secured via a suitably worded condition, found below.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury collisions within the vicinity of the site. Therefore, there is no evidence to suggest that the new access would operate unsafely.

With all the above considered, the LHA would not anticipate that the proposal would generate a highways safety concern at the proposed access.

Vehicle Parking

The applicant proposes to remove the existing garage, which under Arun Guidance is anticipated to provide 1 parking space alongside cycle parking.

The hardstand for the 'Right' property measures 5.2 x 5 metres.

The hardstand for the 'Left' property measures 4.6 x 4.8 metres.

The LHA advises the applicant investigates the parking provision using both Arun's Parking Guidance and WSCC Area Office License guidance.

https://www.westsussex.gov.uk/media/14229/vehicle_crossing_guidance.pdf

Any displacement of parking would be considered a low impact on the capacity and safety of the public highway. The LPA may wish to consider the amenity implications caused by a small increase in the on-street parking demand.

Cycle Parking

The applicant has provided cycle parking, the LPA may wish to secure such details with a suitably worded condition.

To summarise the LHA raises no concerns over the Cycle Parking.

Electric Vehicle (EV) Parking

In the interests of sustainability and as result of the Government's 'Carriageway 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 a garage or driveway, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards (adopted January 2020). Details of this can be secured via condition.

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.

The LHA advises the LPA that if they are mindful to permit the above application than to attach the following conditions and informative:

Conditions

Access

The use of the car parking space(s) shall not commence until the vehicular access has been constructed in accordance with plans and details **to be** submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of carriageway safety.

Informative

Vehicle Crossover – Minor Highway Works

The Local Highways Authority (LHA) advises the applicant that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee the permission of a Vehicle Crossover (VCO) licence.

Please see the following link on details pertaining to the licence application process:

<https://www.westsussex.gov.uk/carriageways-and-travel/highway-licences/dropped-kerb-s-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/carriageways-and-travel/highway-licences/dropped-kerb-s-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Stephen Garrard
West Sussex County Council – Planning Services