

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	5 August 2021
LOCATION:	Land adjacent to Toddington Lane Farm Cottages Toddington Lane Littlehampton BN17 7PP
SUBJECT:	LU/218/21/PL Erection of a semi-detached building comprising 2 No x 2 bedroom houses with associated parking and landscaping works (resubmission following LU/58/21/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 Strategic Planning 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.

Summary

This proposal is for the erection of a semi-detached building comprising of two 2-bedroom dwellings with associated parking and landscaping. The site is located off Toddington Lane, an unclassified road subject to a speed restriction of 30 mph in this location. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided comments for this site on application LU/58/21/PL for the erection of 2 x 3-bedroom dwellings to which no highways concerns were raised. The application was refused by the LPA on separate grounds. Prior to that, the LHA was consulted on LU/162/17/PL, raising an objection. The Planning Authority refused the application on highway safety grounds. However, an amended application was granted at appeal for the proposed development.

This application has been supported by a Transport Statement prepared by GTA Civils.

Access and Visibility

The applicant proposes to utilise the existing vehicular access on Toddington Lane. Whilst it is acknowledged that visibility at this access is substandard, it was determined during the previous application appeal at this site that visibility is considered acceptable for the anticipated road speeds in this location. The LHA does not anticipate that the addition of two dwellings would give rise to a material intensification of movements to or from the site. This has been supported by a TRICS assessment within the Transport Statement.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and Turning

The applicant proposes four car parking spaces for the two dwellings. Under Arun Parking Standards, the LHA would expect a parking provision of at least four parking spaces for a development of this size in this location. Therefore, the LHA considers the proposed parking provision to be sufficient. From inspection of the plans, the parking bays are of a suitable size and the transport statement demonstrates that the parking area can accommodate on-site turning.

Swept path tracking also demonstrates that refuse vehicles and fire appliances can turn within the wider site to gain access to the proposed dwellings.

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 cycle parking, both dwellings will be provided with cycle stores to the rear of the plots, in accordance with WSCC and Arun parking standards. The inclusion of secure and covered cycle parking will help promote the use of sustainable transport methods.

Sustainability

The site is situated in a location within walking/cycle distance of local services, such as shops and schools. Public transport connections are within cycle distance of the site, with Littlehampton Train Station situated approximately 2.3km south of the site. The nearest bus stops are situated on Lyminster Road and Worthing Road, both approximately 1km from the site.

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.

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

Car parking space (details approved)

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 plans.

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