

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Kathryn Welch
FROM:	WSCC - Highways Authority
DATE:	18 October 2021
LOCATION:	215 Timberleys, Littlehampton, BN17 6QD
SUBJECT:	LU/266/21/PL Erection of 1 No. 4 bed dwelling (resubmission of LU/350/20/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

This proposal is for the erection of a four-bedroom dwelling. The site is located on Timberleys, an unclassified residential road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility

The applicant proposes a widening of an existing dropped kerb access, to form a driveway fronting the proposed dwelling. The proposed access works will be subject to a licence obtained through the local area office and constructed to a specification agreed with the local area engineer.

From inspection of local mapping, there are no apparent visibility issues with the proposed point of access on to the maintained highway. The LHA does not anticipate that the addition of one dwelling would give rise to a significant material intensification of movements to or from the site.

Parking and Turning

The applicant proposes one car parking space for this development. On-site turning does not appear achievable, so cars exiting the site may have to do so in a reverse gear. However, this is not anticipated to result in a highway safety concern.

Under Arun Parking Standards, the LHA would expect a parking provision of at least three parking spaces for a dwelling of this size in this location. Consequently, any overspill parking would have to be accommodated on-street.

Whilst on-street parking is limited in the area, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that a shortfall of two parking spaces would result in a highway safety concern, nor give rise to a parking capacity issue. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

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.

Whilst not demonstrated in the plans, the Application Form states that two cycle parking spaces are proposed, in accordance with Arun Parking Standards. The applicant should demonstrate cycle parking in the form of covered and lockable cycle storage.

Sustainability

The site is situated in a sustainable location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. In terms of public transport, regular Coastliner services are available from nearby Worthing Road.

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 and informative should be applied:

Conditions

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 plans and details to be submitted to and approved by the Local Planning Authority.

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.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised 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 that a vehicle crossover licence shall be granted.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f or-driveways-licence/>

Online applications can be made at the link below, alternatively please call [REDACTED]

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

Kyran Schneider
West Sussex County Council – Planning Services