

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 23/04/2015

**FROM: Emma Waters TO: Arun District Council
FAO: Mrs A Gardner**

SUBJECT: LU/98/15/PL - Proposed dwelling

25, Peregrine Road, Littlehampton, West Sussex, BN17 6DT

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution total (see below for breakdown): £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 Local Development 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.

West Sussex County Council (WSCC) in its capacity as the Local Highway authority (LHA) has been consulted by Arun District Council regarding the above proposed development. I refer to your consultation in respect of the above planning application and would provide the following comments.

Access/Visibility & Parking

Timberleys is a class "D" residential road with a speed limit of 30mph. The application proposes a new access on to Timberleys, for the proposed new dwelling to the rear of 25 Peregrine Road. The plans indicate an acceptable access width and there would appear to be adequate pedestrian and vehicle visibility in both directions for the new access. It is noted that no turn on site facility is provided, however the precedent of vehicle cross overs and vehicles reversing into the residential road has been set by most of the other local properties in this area. The most recently available accident data indicates there has been no RTA (Road Traffic Collisions) in the vicinity of this proposed access.

In terms of parking the proposed 2 spaces meet with the requirements of the WSCC Parking Demand Calculator (PDC).

The LHA would advise that the access drive be constructed of a bound material, if it is to be constructed from shingle, this may result in material being dispersed onto Timberleys affecting the surface of the road. The applicant should provide a gravel trap or area of block paving, or other bound material, at the point of access onto Crescent Rise on land within the applicant's control.

Cycle Parking

Cycle parking should be included; this must be secure, covered and be capable of storing at least one cycle per bedroom for each dwelling. The actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA).

Summary

The LHA are satisfied that the proposed development accords with paragraph 32 of the National Planning Policy Framework in that safe and suitable access to the site can be achieved and that the proposed development will not have a server residual impact on the operation of the highway network. If the LPA are minded to grant planning consent the following conditions would be advised.

Condition:

- Access
- Cycle parking

Emma Waters
Strategic Planning