

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	14 April 2020
LOCATION:	Broomhurst Farm Lyminster Road Littlehampton BN17 7QW
SUBJECT:	LY/4/20/PL Erection of steel framed storage barn.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Modification
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 Planning Services 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Site Background

The proposal is for the construction of a storage barn (B8).

The application site is located on Lymister road a publicly maintained, an 'A' classified road subject to a 40 mph speed limit. As a result, the Local Highways Authority (LHA) will refer to Manual for Streets (MfS)/ Design Manual for Roads and Bridges (DMRB) as guidance.

Access

An established access point will serve the proposed barn and currently serves the wider farm. No changes to the access are proposed.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there has been a recorded injury collision within the vicinity of the site; Sussex Police do not however consider this the result of the presence of the existing access or road layout. Therefore, there is no evidence to suggest that the existing access is currently operating unsafely.

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

Vehicle Parking and Cycle Parking

Under Arun Parking Standards (adopted January 2020), the LHA would anticipate that five parking spaces would be sufficient for a development of this size and location.

The applicant proposes a NIL car parking provision for the new B8 use.

However, the LHA notes that the hardstanding on the frontage of the barn measuring 18 x 12 metres would be large enough to accommodate nine parking spaces. The LHA wishes the applicant modifies the plans to show that the anticipated five parking spaces can be accommodate within this hardstanding area.

The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

The applicant has proposed a nil cycle parking provision, the LHA advises the Local Planning Authority (LPA) that if they deem cycle parking justifiable then the applicant should show this in the form of lockable covered storage.

Electric Vehicle (EV) Parking

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. Based upon current EV sales rates within West Sussex, active charging points should be provided for a minimum of 20% of all proposed off-street parking spaces. Ducting should be provided to the remaining 80% of parking spaces to provide 'passive' provision for these spaces to be upgraded in future.

The applicant is advised that one active and four passive EV parking spaces would be anticipated for this development and should be provided in accordance with the both Arun Parking Standards (adopted January 2020), and WSCC guidance.

Conclusion

In principle the Local Highways Authority (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. However, the LHA require a modification regarding the Car Parking, as described above.

Please raise these issues with the applicant and re-consult. At which time the LHA can advise suitable conditions and informative notes.

Stephen Garrard
West Sussex County Council – Planning Services