

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	Highways, WSCC
DATE:	15/06/2018
LOCATION:	Land adjacent to Pindars, Lyminster Road, Lyminster, BN17 7QF
SUBJECT:	LY/5/18/PL Erection of 1 No. two-bedroomed detached bungalow. This application is a Departure from the Development Plan.
DATE OF SITE VISIT:	
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☐ No Objection ☒ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A See below for breakdown.

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.

The site is accessed from Lyminster Road, an 'A' class road with a speed limit of 30mph in this location. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been several recorded injury accidents in the vicinity of the site. However, from an inspection of accident data it is clear that this was not due to any defect with the junction.

Access and Visibility

The applicant details that a 1.8m fence will be constructed at both the eastern and western boundaries of the site. It is unclear along how much of the boundaries the fence shall run. The LHA would advise that the applicant make clear the length and location of the boundary fence. If the fence is to go up to the edge of the highway, the LHA would suggest that the height be reduced to 0.6m to avoid obstructing the access visibility splays.

Parking and Turning

The integrated garage does not meet the minimum dimensions of 3m x 6m, as stated in Manual for Streets (MfS) and therefore cannot be counted towards parking provision. The two parking spaces shown on the frontage do meet the MfS minimum dimensions of a parking space of 2.4m x 4.8m. The WSCC car parking calculator would envision 2 car parking spaces for a house of this size in this location, which matches what the applicant has proposed.

Concerning the paved area on the frontage, the applicant has not made it clear what space is to be used as a turning area to allow for cars to exit the site in a forward gear. The LHA request that the applicant make clear what section of the paved area will be allocated for a turning area and what is allocated as driveway access to the existing dwelling. The applicant should also consider whether there is adequate space for a vehicle to wait off the highway while a second vehicle is turning or exiting to ensure that the highway is not obstructed by a waiting vehicle.

Sustainability

The site is an approximate 10 minute bicycle ride from both Littlehampton and Arundel train stations and a few minutes' walk to local bus stops. Therefore the LHA would suggest that secure and covered bicycle parking is provided to promote sustainable transport methods.

The applicant should provide a plan showing a vehicle turning with space for a second vehicle to wait off the highway, mark the separate turning and driveway sections of the frontage of the proposed dwelling and detail the extent of the proposed fence, then re-consult with the LHA.

Jayne Colbert
West Sussex County Council – Planning Services