

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Kathryn Welch
FROM:	WSCC - Highways Authority
DATE:	3 February 2022
LOCATION:	88 Ancton Way, Elmer, PO22 6JP
SUBJECT:	M/6/22/PL Demolition of existing bungalow and erection of 1 No 2-storey, 4-bedroom detached house with 3 No off road car parking spaces. This site 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 replacement dwelling. The site is located on Ancton Way, a privately maintained road; consequently, these comments are for your advice only. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access

The applicant proposes to widen the existing vehicular access across the site frontage. As this road is privately maintained, the applicant should contact the proprietor of the road to obtain formal approval for the proposed access works.

Considering the proposed development is for a replacement dwelling, the LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site.

Parking and Turning

The applicant proposes three car parking spaces fronting the proposed dwelling. Under Arun Parking Standards, the LHA would expect a parking provision of three parking spaces for a dwelling of this size in this location. Therefore, the LHA is satisfied with the proposed parking provision.

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.

From inspection of the plans, the proposed parking bays are suitably sized. On-site turning does not appear achievable, so cars may have to exit the site in a reverse gear. However, this is the existing arrangement and is not anticipated to result in a highway safety concern.

Regarding cycles, the applicant has demonstrated a cycle shed, which will provide secure cycle parking for at least two cycles, in accordance with Arun Parking Standards.

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.

Kyran Schneider
West Sussex County Council – Planning Services