

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	30 October 2020
LOCATION:	13 Elm Drive Elmer Middleton-On-Sea PO22 6JE
SUBJECT:	M/75/20/PL Demolition of existing dwelling & erection of replacement dwelling. This site is in CIL Zone 4 & 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 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.

This application is for demolition of existing dwelling and erection of replacement three bedroom dwelling. The site is located on Elm Drive, a privately maintained road, therefore these comments are for advice only. Elmer Road is the nearest publicly maintained highway.

The proposed plans indicate that the existing access to the site from the private road will be retained, with no alterations. Visibility at the point of access onto Elmer Road is sufficient. The proposal to replace the existing dwelling is not anticipated to result in a material intensification of use of the point of access onto Elmer Road, or result in a highway safety or capacity issue.

The proposed plans indicate that a garage and off-street parking will be provided for the dwelling. The garage meets minimum specifications of 3 x 6m as set out in Manual for Streets. At least two vehicles can be parked on the proposed gravel driveway. A turn on site is not provided, however the LHA would not raise any highway safety concerns to this arrangement as it is anticipated that vehicles will exit onto the publicly maintained highway in a forward gear.

The site is sustainably located within walking distance of local amenities and bus stops. Cycling is a viable option within the vicinity and cycle storage should be provided for the proposed dwelling to encourage sustainable transport methods. No details of cycle storage have been provided, however the LHA note that the proposed garage is of sufficient size to accommodate cycle storage for the dwelling. Details of secure and covered cycle storage can be secured via condition.

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 (adopted January 2020). A suitably worded condition is advised below.

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 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions 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.

Nicola Fry
West Sussex County Council – Planning Services