

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	7 July 2021
LOCATION:	Bowley Farm Bowley Lane South Mundham Chichester PO21 1NB
SUBJECT:	P/95/21/PL Retention of 4 mobile homes for countryside workers together with drainage and service connection provision in connection with permission P/72/09 as varied by P/22/017/PL (resubmission following P/86/20/PL). This site is in CIL Zone 5 (Zero Rated) as other development.
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.

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

Site Background

West Sussex County Council was consulted previously on Highway Matters for this location under planning application P/86/20 which sought retention of 4 x mobile homes for countryside workers together with drainage & service connection provision in connection with permission P/72/09 as varied by P/22/17/PL.

No highways concerns were raised. The application was refused by the Local Planning Authority, though not on highways reasons. In highways terms this current application is the same to that previously sought.

The application site is located on a private access track leading off, Bowley Lane a publicly maintained, unclassified road subject to a national speed limit.

Access

The Local Highways Authority (LHA) notes that the site at present benefits from having 20 mobile homes on the site. Given this, the LHA do not anticipate that 4 additional mobile homes would generate an intensification of the access point.

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

WSCC Local Mapping and the submitted plans show a hardstanding area located to the North (annotated as parking) large enough to accommodate any parking provisions of the site.

The applicant has not demonstrated details of any 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. Details of which can be secured with a suitably worded 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). The LHA would be minded to suggest that the details of which could be secured with a suitably worded condition.

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 Local Planning Authority is minded to grant planning consent the following conditions would be advised, providing they are considered reasonable given the constraints of the site and principle of the application. Given the application is retrospective a 6 month limit to implement the matters below would be considered reasonable.

Electric Vehicle Charging Spaces

Within 6 months of permission electric vehicle charging space(s) shall be 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.

Cycle parking

Within 6 months of permission covered and secure cycle parking spaces shall be 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.

Ian Hayward
West Sussex County Council – Planning Services