

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amy Myer
FROM:	WSCC - Highways Authority
DATE:	22 July 2020
LOCATION:	Croft Works 52 Mill Lane Rustington BN16 3JN
SUBJECT:	R/117/20/OUT Demolition of existing dilapidated storage buildings and erection of 4no. semi detached 2-bedroom dwellings with associated gardens, car parking and landscaping.
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

The proposal is for the outline application for the demolition of existing storage buildings, then the construction of 4 no. 2 bedroom dwellings with carparking. The proposal seeks the outline permission for Access / Parking Layout.

The site is located on and accessed via Mill Lane, a private road. The nearest publicly maintainable highway is New Road, a 'B' Classified Road subject to a 30-mph Speed limit.

Access

The application site is found on a private road. As such the following comments are for your guidance only. With the nature of Mill Lane, the LHA will consider the impact of the proposal on the nearest junction to the publicly maintainable highway. This is found at New Road.

In principle, the existing storage buildings could generate vehicular trips of a similar quantity to that of the proposed 4 no. 2 bedroom dwellings. The Local Highways Authority (LHA) therefore accepts that the proposed will not result in a material

intensification of use of the existing access track or access point onto the maintained highway network at New Road.

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 junction.

Vehicle and Cycle Parking Layout

Under Arun Parking Standards (adopted January 2020), the LHA would predict that 4 + 1 visitor parking spaces would be enough for a development of this size and location.

The applicant proposes an 8 carparking provision for the new 4 no. 2 bedroom dwellings.

The applicant proposes to provide a parking provision of 3 spaces above the Parking Standards.

The LHA raise no concerns over the proposed vehicle parking area.

The applicant has proposed a nil cycle parking provision, as per the WSCC Sustainability policy we wish to see cycle storage implemented in the form of lockable covered storage. Details can be provided at the planning stage or secured via a suitably worded condition.

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. The applicant is advised that for dwellings with a garage or driveway, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards (adopted January 2020). Details of this can be secured via condition and 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.

The LHA advises the LPA that if they are mindful to permit the above application than to attach the following conditions:

Conditions

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.

Parking

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 always thereafter be kept 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.

Stephen Garrard

West Sussex County Council – Planning Services