

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: D Johnson
FROM:	WSCC - Highways Authority
DATE:	14 July 2020
LOCATION:	Wind Song, The Thatchway, Littlehampton, BN16 2BN
SUBJECT:	R/119/20/PL Demolish & erection of 1 No dwelling. This application may affect a Public Right of Way.
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 proposal is for the demolition of existing dwelling and erection of a replacement 3 bedroom dwelling. The site is located on The Thatchway, a privately maintained road; consequently these comments are for advice only. The nearest publically maintained highway is located approximately 195m northwest of the site at the junction with Frobisher Way. Frobisher Way is an un-classified residential road subject to a speed limit of 30mph.

Visibility onto Frobisher Way appears sufficient for the anticipated road speeds. Due to the presence of a gated access from Frobisher Way onto The Thatchway, vehicles are not anticipated to be exceeding the posted speed limit in this location. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing junction is operating unsafely or that a replacement dwelling would exacerbate an existing safety concern.

The proposed plans indicate that the existing double garage and hardstanding parking area will be retained, providing sufficient space for vehicles to park for the residential use. There appears to be sufficient space on site for vehicles to turn on site.

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 and driveway, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards (adopted January 2020).

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 condition should be applied:

Condition

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