

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	4 December 2020
LOCATION:	Croft Works 52 Mill Lane Rustington BN16 3JN
SUBJECT:	R/197/20/OUT Outline application with some matters reserved for the demolition of existing dilapidated storage buildings & erection of 2 No. detached 3-bedroom chalet bungalows with associated car barns, gardens, car parking & landscaping (resubmission following R/117/20/OUT). This site is in CIL Zone 4 & is CIL Liable as new dwellings. More information received.
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 construction of 2 no. 3 bedroom dwellings with associated works. The proposal seeks the outline permission for access, appearance, layout and scale.

This application site is located on a private road. The nearest located publicly maintained highway is New Road, a 'B' classified road subject to a 30-mph speed limit. The applicant may wish to communicate with the owner of the road before any works begin.

Previously the Local Highways Authority (LHA) received consultation on matters at this location, under application R/117/20/OUT. The LHA provided advice for the development, concluding no highways safety concerns.

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 2 no. 3 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 Parking

The application site is located at distance from any publicly maintainable highway along a private road. As a result, any parking displacement caused by the development is to be considered an amenity issue and should be resolved by the Local Planning Authority (LPA). The following comments are for your guidance only.

The Applicant proposes a parking provision of 6 space(s).

Arun parking standards state that, 4 spaces plus 20% visitor parking spaces are needed for such a development.

The applicant has shown that both houses will benefit from 3 parking spaces each and though not annotated as visitor parking space the LHA would anticipate that in practice these could accommodate such a provision.

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.

Cycle Parking & Sustainability

Upon inspection of the plans and supporting documents the LHA concludes that the applicant proposes to supply a NIL parking provision. The LHA wishes to advise the following,

The site is in a sustainable location within walking and cycling distance of a range of public services, amenities and employment options. Trains (1.6 km Angmering Station) supply a realistic travel opportunity for longer trips.

It should also be noted that Traffic Regulation Orders (TRO's) are enforced in the surrounding areas, protecting roads that would not be deemed adequate to accommodate on street parking.

The Local Highways Authority (LHA) would not anticipate that future occupiers of the dwelling would be reliant on the use of a private motor vehicle. As a result, the LHA would like to see the implementation of cycle storage space. Details of which can be secured with a suitably worded condition found 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

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.

Stephen Garrard
West Sussex County Council – Planning Services