

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	WSCC - Highways Authority
DATE:	17 December 2020
LOCATION:	Laundry 38 Oakhurst Gardens Rustington Littlehampton BN16 3AN
SUBJECT:	R/227/20/PL Demolition of existing laundry building, lean to & shed, construction of a ground & first storey accommodation building housing 3 No. sheltered housing flats & construction of a single storey laundry building including upgrade of associated clothes drying area & surrounding landscaping. This site is in CIL Zone 5 (Zero Rated) as sheltered housing.
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.

The proposal seeks the demolition of an existing laundry building, lean to & shed at Laundry, 38 Oakhurst Gardens, Rustington and the construction of a ground & first storey accommodation building housing 3 x 1 bed sheltered housing flats & construction of a single storey laundry building.

Access

No access works are proposed. The existing internal accessways serving the Oakhurst Gardens sheltered accommodation dwellings are a private concern. Consequently, these comments are for your advice only.

Access to the maintained highway network is achieved via an established simply priority junction with Station Road (B Class - 30 Mph Speed Limit).

This junction serves over 100 existing dwellings. The additional trips generated by 3 dwellings would not be anticipated to result in any material impact upon this junction with the maintained highway network.

Parking

An existing parking area will be re-arranged and extended to create 2 additional spaces.

The spaces are considered suitably sized and given suitable manoeuvring room.

Arun District Council parking guidance require 2 spaces per 1 bed dwelling in a location such as this, a total demand of 6 spaces. As a result, it would be anticipated that the gain in spaces provided (2 spaces) is short by 4 spaces. No data has been provided pertaining to the existing pressure on parking within the wider sheltered housing complex. The site is also located away from the public highway, it would therefore not be anticipated that any overspill parking will take place or impact upon the public highway.

The LPA may wish to consider the amenity concerns or require further information to demonstrate that the existing parking provision is not under pressure and can accommodate the additional demand created.

Arun require that all new dwellings are provided with EV Parking provision. Plans and details of the EV provision can be secured via planning condition.

The application documents indicate that 4 cycle parking spaces will be provided. This would be considered a suitable quantity for increase of 3 dwellings. Plans and details of the cycle parking provision should be secured under condition. The provision should be secure and covered.

Conclusion

The Local Highways Authority does not consider that the proposal would have and 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:

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.

Ian Hayward

West Sussex County Council – Planning Services