

[REDACTED]

From: Nicola Moore on behalf of Planning.Responses
Sent: 25 October 2019 09:43
To: Planning Scanning
Subject: FW: Response To Application Number R/230/19/PL at Springfield House Springfield Close Rustington BN16 2SZ
Attachments: Response_R-230-19-PL.pdf

[REDACTED]

Nicky Moore | Technical Support Assistant, Planning Department, Arun District Council | Location: First floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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at www.arun.gov.uk. . . Save the environment - think before you print.

-----Original Message-----

From: planninghighways [REDACTED]
Sent: 25 October 2019 08:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number R/230/19/PL at Springfield House Springfield Close Rustington BN16 2SZ

Please could the attached response be distributed to the relevant case officer.

Regards

Anastasia Toleva

If you wish to reply to this email, please contact the officer directly.

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	WSCC - Highways Authority
DATE:	25 October 2019
LOCATION:	Springfield House Springfield Close Rustington BN16 2SZ
SUBJECT:	R/230/19/PL 1 No. dwelling with detached garage (part resubmission following R/91/17/PL & R/204/18/PL).
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 Local Development 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.

Summary

West Sussex County Council was consulted previously on Highways Matters, on this site, under the following planning applications:

- R/165/15/PL for part demolition of existing house and construction of 4 no dwellings. No highway objections were raised; this application was subsequently refused.
- R/91/17 for erection of 2 No. dwellings with 2 No. detached garages. This application was granted planning permission.
- R/204/18 for 1 No. dwelling with detached garage (part resubmission following R/91/17/PL). This application was granted planning permission.

This proposal is for 1 No. dwelling with detached garage (part resubmission following R/91/17/PL & R/204/18/PL). It is located and accessed via Springfield Close which is a privately maintained road, subsequently these comments are for your advice only.

This resubmission refers to plot 1 only from the previously approved planning applications ref: R/91/17/PL & R/204/18/PL (construction of two dwellings). The Block plan is modified and demonstrates repositioning of the garage to construct a swimming pool.

Access

Local mapping indicates that the construction of the dwelling for plot 1 has started. This resubmission does not include alterations to the proposed access therefore comments provided previously regarding the access remain applicable.

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 access road that adjoins the closest maintainable highway is operating unsafely; or that the addition of two dwellings would exacerbate an existing safety concern.

Parking and Turning

The garage will now be situated to the north-east side of the dwelling and upsized to accommodate 3 vehicles. The proposed garage has sufficient spaces to accommodate 3 vehicles and complies with Manual for Streets (MfS) standard for 3x6m per single garage. The hardstanding area adjacent to the garage has the sufficient space to accommodate the shown parking spaces for two vehicles.

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. Based upon current EV sales rates within West Sussex, active charging points should be provided for a minimum of 20% of all proposed off-street parking spaces. Ducting should be provided to the remaining 80% of parking spaces to provide 'passive' provision for these spaces to be upgraded in future. The applicant is advised that 1 active and 4 passive EV parking spaces would be anticipated for this development and should be provided in accordance with the above WSCC guidance and Arun Local Plan Policy.

The proposed turning area for each parking space has the sufficient space of 6m to enable vehicles to turn and egress in forwards gear.

Sustainability

The site is situated in the residential area of East Preston with the larger Rustington and Littlehampton close by providing further facilities, amenities and retail opportunities. Although it is likely that a reliance on the private car will occur, there are also other modes of sustainable transport available. Angmering train station is approximately 0.7 miles north of the site and the closest bus stop is within 670m. Cycling is a viable option within the vicinity and secured and covered cycle storage can be provided within the garage. The Local Planning Authority (LPA) may wish to consider securing cycle parking via 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 LPA are minded to approve this resubmission planning application, then the following conditions and informative are advised:

Conditions

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 block 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.

Informative

The applicant is advised to contact the proprietor of Springfield Close to obtain formal approval to carry out the site access works on the private close.

Anastasia Toleva
West Sussex County Council – Planning Services