

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A. Gardner
FROM:	WSCC - Highways Authority
DATE:	25 March 2019
LOCATION:	Rear of 25 Mill Lane, Rustington, BN16 3JR
SUBJECT:	R/24/19/OUT Outline application with all matters reserved for 1 No. dwelling.
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 Strategic Planning 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.

Summary

This is an outline application with all matters reserved for the erection of a new 2-bedroom detached dwelling. The site will be to the rear of 25 Mill Lane, Rustington.

Access and visibility

Access to the proposed site will be via Albert Road. This road is unclassified and subject to a speed limit of 30 mph. As all matters are reserved within this application, details of access including geometry and visibility plays supporting the proposed intensification of use would be expected at the reserved matters stage. As Albert Road is subject to a 30mph speed limit, Manual for Streets (MfS) standards would be appropriate for this location. MfS minimum stopping sight distance (SSD) for 30 mph is 43 metres in each direction, 2.4 metres from the back edge of the carriageway. The splays can only intersect land within control of the applicant, or within publically maintained highway.

Parking and turning

Details of the proposed parking publicly layout should be demonstrated at the reserved matters stage. Parking provision should be provided in accordance with the WSCC Car Parking Demand Calculator. A 2 bedroom house in this location would need at least 2 car parking spaces to meet the needs of the property. Parking spaces should meet minimum MfS specifications of 2.4m x 4.8m.

Sustainability

The property is situated in a sustainable location. Shops, services and local bus routes are nearby. Local schools and Angmering Train Station are also within walking distance. Therefore, cycling is a viable option and alternative mode of transport to the use of car. To improve sustainability of the proposed development, secure and covered cycle storage should be demonstrated in the plans.

Conclusion

The LHA does not consider that the proposal would have 'severe' impact 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.

Kyran Schneider
West Sussex County Council – Planning Services