

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	26 May 2022
LOCATION:	Oak Bank, Wandleys Lane, Walberton, BN18 0QR
SUBJECT:	WA/50/22/PL 1 No 4 bed dwelling with detached garage and associated parking (resubmission following WA/8/22/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as a new 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.

Summary and Context

This proposal is for the erection of a detached dwelling with detached carport. The site is located on Wandleys Lane, an unclassified road subject to a speed restriction of 30 mph in this location. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided consultation advice for this site for similar application WA/8/22/PL, raising no highway safety concerns. The applicant withdrew the application.

Access and Visibility

The applicant proposes to utilise the existing access on Wandleys Lane, forming a shared access point. From inspection of the plans and WSCC mapping, there are no apparent visibility concerns with the existing point of access on to the maintained highway. In addition, the LHA does not anticipate that the addition of one dwelling would give rise to a significant material intensification of movements to or from the site.

Parking and Turning

The applicant proposes three car parking spaces, comprising a single carport and two parking bays. Under Arun Parking Standards, the LHA would expect a parking provision for at least three parking spaces for a dwelling of this size in this location. Therefore, the LHA considers the proposed parking provision to be sufficient. The applicant has also demonstrated that on-site turning is achievable, allowing cars to exit the site in a forward gear.

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 an off-street parking provision, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards.

Regarding cycles, the applicant has demonstrated the location of a proposed cycle store. The applicant should provide secure and cycle parking provision in accordance with Arun Parking Standards.

Sustainability

The site is situated approximately 1.4km northeast of Westergate village, which provides some local services and amenities. However, Wandleys Lane itself lacks footways and is mostly unlit, which may increase the reliance of the private car for some trips. Cycling is a viable option for experienced cyclists.

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 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

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 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.

Kyran Schneider
West Sussex County Council – Planning Services