

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Mr A Wood
FROM:	WSCC - Highways Authority
DATE:	1 December 2020
LOCATION:	Spindlewood Yapton Lane Walberton BN18 0AS
SUBJECT:	WA/79/20/PL Demolition of existing dwelling & erections of 8 No. new dwellinghouses with associated landscaping & parking (resubmission following WA/30/20/PL). This application is a Departure from the Development Plan & is in CIL Zone 3 and is CIL Liable.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a / £ See below for breakdown.

The proposal to demolish the existing dwelling and erect 8 No. dwellings with associated landscaping, parking & works has been considered by WSCC as the County Highway Authority. No objection is raised subject to any conditions attached.

This application is a re-submission of previous planning application WA/30/20. This application proposes 8 dwellings, and a new central access point which remains in the same location, as such all comments from the previous application are re-iterated below: -

Access

Plan DPA-02 provides evidence of the proposed visibility splays of 2.4m x 120m in both directions, which is in line with DMRB standards for a 40mph road. Visibility from this access provides 120m in both directions set back 2.4m from the access. WSCC are satisfied this access meets the required standards, and a s278 agreement will need to be progressed with the Implementation Team.

WSCC will require the access is built prior to any construction works as the current access would not be wide enough. Should the applicant wish to create a temporary access this will need to be approved by a temporary s278 agreement.

Internal Layout

The proposed site plan indicates the layout will be shared use, which is acceptable where volumes of motor traffic is below 100 vehicles an hour, and in short lengths, or where they form cul-de-sacs. The site meets both criteria, and as Yapton Lane does not provide footways it would be in keeping with the natural layout of the adjoining road.

Car Parking

EVC spaces are now required within any new residential development as per WSCC guidance on parking at new developments, August 2019. Due to the changing nature of the electric vehicle market the standards increase yearly. As such 2020 requires 28% of all spaces to be provided with electric vehicle charging and the remaining spaces provided in a passive way for use as these cars are phased in.

Parking provision has been calculated for 24 cars, 3 spaces are located outside each dwelling, all of which have 3 bedrooms. This parking layout has been assessed using the WSCC car parking calculator, using a parking allocation of 2 spaces per property. This creates a parking demand for 24 spaces, assuming the third space will be unallocated. Based on the calculator results WSCC are satisfied the development provides enough parking for the proposed development.

Cycle parking for each dwelling must be provided in garages or shed in gardens.

Construction Management Plan

The applicant must provide a CMP and submit this to the LPA for approval prior to any commencement of works. The condition attached details the requirements set out by WSCC to ensure the safety of the public highway is maintained during the construction of the site.

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Access (Access to be provided in accordance with agreed timetable)

No part of the development shall commence until the construction of the vehicular access serving the development has been built and/or a temporary access has been submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be constructed in accordance with the approved timetable.

Reason: In the interests of road safety.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,

- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

EVC Parking Spaces

No part of the development shall be first occupied until Electric Vehicle Charging spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide EVC charging points to support the use of electric vehicles in accordance with national sustainable transport policies

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 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.

Works within the Highway – Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Alison Meeus
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