

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	19 October 2021
LOCATION:	Land adjacent to Oak Bank, Wandleys Lane, Walberton, BN18 0QR
SUBJECT:	WA/93/21/PL New detached dwelling & detached garage. This site is in CIL Zone 3 & is CIL Liable as 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

This proposal is for the erection of a detached dwelling with detached garage. 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.

Access and Visibility

The applicant proposes a new vehicular access on to Wandleys Lane. From inspection of the plans and WSCC mapping, there are no apparent visibility concerns with the proposed 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.

The proposed access works will be subject to a licence obtained through the local area office. The access will be constructed to a specification agreed with the local area engineer.

Parking and Turning

The applicant proposes a double-bay garage and two additional parking bays for this development, totalling to four car parking spaces. 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.

The LHA does note that the proposed double-bay garage falls slightly short of the minimum internal specifications for double-bay garages of 6m x 6m as set out in Manual for Streets (MfS). The garage as proposed has approximate internal dimensions of 5.8m x 5.8m. Therefore, the LHA advises the applicant to enlarge the garage to meet MfS specifications, to ensure modern vehicles can fit inside. Notwithstanding this, the LHA is satisfied that sufficient parking provision is available on-site.

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 not provided details of cycle parking provision, although the LHA acknowledge the site's location whereby cycling may not be a viable option for some. If the

LPA believes cycle parking is justifiable, the applicant should demonstrate this in the form of covered and lockable cycle storage, in accordance with Arun Parking Standards. As mentioned above, if the garage is enlarged to MfS specifications, the LHA can consider the garage for cycle parking provision.

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 and informative should be applied:

Conditions

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled "Proposed Feasibility Sketch Plan and Elevation" and numbered "21034/001P B".

Reason: In the interests of road safety.

Car parking space (details required)

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use.

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.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f or-driveways-licence/>

Online applications can be made at the link below, alternatively please call [REDACTED]

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f or-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Kyran Schneider
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