

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSSC - Highways Authority
DATE:	19 May 2022
LOCATION:	Longacre, Maypole Lane, Yapton, BN18 0DR
SUBJECT:	Y/60/22/PL Erection of 1 No detached dwelling and garage with shared access from Maypole Lane. This application is a Departure from the Development Plan and this site 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

This proposal is for the erection of a four-bedroom detached dwelling with carport. The site is located on Maypole Lane, an unclassified road subject to national speed limit in this location. Following an inspection of the application documents, WSSC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility

The applicant proposes to utilise the existing vehicular access, for use as a shared access. No alterations to the access are proposed. From inspection of local mapping, there are no apparent visibility issues with the existing point of access on to Maypole Lane. The LHA does not anticipate that the addition of one dwelling would give rise to a material intensification of use of the existing access.

Parking and Turning

The applicant proposes a three-bay car port. Under Arun Parking Standards, the LHA would expect a dwelling of this size and location to provide three car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision. From inspection of the plans, the proposed car port is suitably sized and on-site turning appears achievable.

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 car port includes storage which can be utilised for cycle parking in accordance with Arun Parking Standards. The inclusion of secure cycle parking provision will help promote the use of sustainable transport methods.

Sustainability

The site is located within Yapton Village, which provides some local services and amenities within walking/cycle distance of the site. Bus stops on North End Road provide four services per day between Bognor Regis and Walberton. Cycling is a viable option in the area – however, Maypole Lane lacks a footway and is unlit in this location, which may encourage the use of the private car for some trips.

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:

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