# WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| **TO:** | Adur & Worthing Councils<br>FAO:Marie O'Keeffe |
| **FROM:** | WSCC - Highways Authority |
| **DATE:** | 29 March 2021 |
| **LOCATION:** | 37 Western Road North<br>Sompting<br>Lancing<br>West Sussex<br>BN15 9UX |
| **SUBJECT:** | AWDM/0396/21<br>Proposed two storey new dwelling, with 2no. parking spaces and widening of existing crossover (existing garage and shed to be removed) |
| **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 Local Development 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

This proposal is for demolition of the existing garage and shed and construction of 1 x 2 bedroom and extension of the existing vehicle crossover (VCO). The site is located and accessed via Western Road North which is a C-classified road subject to 30mph speed restrictions.

Vehicular Access

Access to the site will be utilised through the existing access arrangements. The existing vehicle crossover at the adjoining point with the carriageway will be extended to serve both properties. The proposed extension works must be implemented under a licence obtained by WSCC Highways to a specification agreed with them.

A number of dwellings are already served from the access road and whilst a small rise in vehicle activities may occur, it is considered unlikely that any adverse impacts will result from this proposal onto the wider road network.

Car Parking

Onsite parking provision of 2 spaces will be provided for this development and this accords with the WSCC Car Parking Demand Calculator for dwelling of this size and location. The demolition of the existing garage may result in a loss of a parking space. The LHA does not anticipate that such

a small shortfall would result in highway safety concern, however the LPA may wish to assess any potential implications from an amenity perspective.

A turn on site would be preferable, enabling vehicles to exit onto the public highway in a forward gear, although it is acknowledged that this may not be achievable due to site constraints. The existing dwelling seem to operate with no turn on site without any evidence of highway safety concern.

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. Active EV charging points should be provided for the development in accordance with current EV sales rates within West Sussex (Appendix B of WSCC Guidance on Parking at New Developments). Ducting should be provided to all remaining parking spaces to provide 'passive' provision for these to be upgraded in future. Details of this can be secured via condition and a suitably worded condition is advised below.

Sustainability

The site is situated within residential area in Sompting. In order to promote the use of sustainable transport methods, the LHA recommends that safe and secure cycle storage is provided for the dwellings. Details of this can be secured via planning condition.

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

If the LPA are minded to approve this application, the following conditions and informative are advised.

Conditions

*Access*
The use of the access shall not commence until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing no 2177(21)100 Rev D.
Reason: In the interests of road safety.

*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 drawing no 2177(21)100 Rev D. 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.

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-for-driveways-licence/*

Online applications can be made at the link below, alternatively please call 01243 642105.

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

**Anastasia Toleva**
**West Sussex County Council – Planning Services**