WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	22 July 2020
LOCATION:	28 Ring Road Lancing BN15 0QE
SUBJECT:	AWDM/0957/20 Outline planning application with all matters reserved for demolition of existing dwelling and erection of two detached dwellings. Re-submission of previously approved AWDM/0650/13.
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.

Summary

West Sussex County Council (WSCC) was consulted on Highways Matter for this location under outline planning application AWDM/0650/13 which sought approval for demolition of existing dwelling and erection of two detached dwellings. No highways objections were raised and this application was subsequently approved.

This outline application is of similar nature to AWDM/0650/13 and seeks approval for demolition of existing dwelling and erection of two detached dwellings (all matters reserved). The site is located and accessed via Ring Road which is an unclassified road subject to 30mph speed restrictions.

Vehicular Access

Local mapping indicates that the site is utilised via two vehicular accesses onto Ring Road. If any alterations are proposed to the existing access points, details of the alterations would need to be demonstrated at Reserved Matter Stage. Any alterations to the accesses must be constructed under a licence obtained by WSCC Highways to a specification agreed with them.

It should be noted that if the accesses are to be resurfaced with gravel material a gravel trap or other bound material should be provided where the access adjoins River Road to prevent the material being dispersed onto the public highway. The gravel trap must be positioned within the applicant's land and not the publicly maintained highway.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing accesses are operating unsafely or that the proposal would exacerbate an existing safety concern.

In principle, we would not foresee any issues with this proposal. 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.

Gate

If erecting a gate is part of the proposal the applicant should be aware that the gate opening mechanism should be inwards and the gate should be positioned 5m from the back edge of the carriageway, in order to enable a vehicle to wait clear whilst the gate is operated and to prevent obstruction of the flowing traffic.

Parking and turning

Details of the proposed parking and turning layout should be demonstrated at the reserved Matters stage. Parking provision should be provided in accordance with WSCC Car Parking Demand calculator (PDC). Each parking space outside of a garage should meet the minimum requirements of 2.4x4.8m. If garage is to be constructed then the minimum internal dimensions for a single garage as set out in Manual for Streets (MfS) should be 3x6m. Under the revised WSCC Car Parking standards each single garage measuring 3 x6 m counts as 0.5 space towards the proposed provision. A turn on site should be provided to enable vehicles to exit onto the public highway 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. 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 should be provided at Reserved Matters stage.

Sustainability

In order to promote the use of the sustainable transport methods, covered and secure cycle storage should be provided for the new dwellings and details of this should be demonstrated at Reserved Matters stage.

The Local Highway Authority (LHA) will advise the relevant informative and conditions upon the Reserved Matters stage.

Conclusion

In principle, the LHA does not consider that this outline application with all matters reserved for an addition dwelling would result in 'severe' impact on the operation of the Highway Network, therefore is no contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Anastasia Toleva
West Sussex County Council – Planning Services