

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Simon Davis
FROM:	WSCC - Highways Authority
DATE:	15 July 2021
LOCATION:	Rear of 34,36,38,40 & 44 Carlton Avenue Aldwick Bognor Regis PO21 3LR
SUBJECT:	AW/228/21/RES Approval of reserved matters following outline consent AW/130/21/OUT (layout, scale, landscape & appearance) for the erection of 8 No dwellings with access between 34 & 36 Carlton Avenue.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a / £ See below for breakdown.

WSCC has already provided comments in relation to the outline planning approval for this site under AW-130-18. This reserved matters application still seeks approval for layout and as such WSCC provide the following comments.

Internal Access Road

This provides a 4m access which is wide enough to accommodate a single vehicle, and given the straight alignment provides good forward visibility into the site. Swept path analysis of a fire appliance and refuse vehicle confirm this is possible and space is provided to allow turning at the end of this access point to allow for exit in forward gear.

As mentioned in previous comments the visibility splay over the bend should be protected and nothing over 0.6m planted to ensure this is maintained.

The parking space to the original plot 36 will join the new access road close to the entrance of the new access. Whilst this is only for one vehicle it is acknowledged the position of this could cause conflict, however given the small number of trips associated with the development, and the shared use layout of the site giving pedestrians more useable walking space it is felt that on balance this will not create a significant safety risk.

The hedge which is currently fronting the property could be cut lower to allow for better visibility all round.

Layout

The shared use layout here is in accordance with manual for streets guidance and is suitable for this development as it will attract under 100vmp/h and is a cul-de-sac. As approved under the outline planning permission the access will be designed as a crossover to ensure pedestrians have a continuous pavement layout on Carlton Avenue, but consideration does need to be given to surface treatments. These should take into consideration those who have impaired mobility. Service

margins should also be considered, and in the event of maintenance the road would still need to be accessible. 2m service strips are normally provided, or 1m either side.

S278

The access will require a s278 agreement and in the outline application a TRO will also be required for the enforceable parking restrictions which are required around the access. This is a formal process and will need to be progressed by the applicant, to ensure the fire and refuse vehicles can access the site safely at all times.

Car Parking

A parking layout plan has been submitted and provides 14 car parking spaces, and 2 visitor spaces. The final mix of housing will be 7 x 3 bed and 1 x 4 bed dwellings. WSCC has checked the car parking calculator for the use and the expected demand is as follows: -

Ward	District	Parking Beh
Aldwick West	Arun	

Ward Finder			
Postcode		Ward	Please Enter Postcode

Number of Bedrooms	Number of Habitable Rooms	Number of Units Of this Type	Parking Demand if 100% Unallocated
1	1 to 3	0	0
2	4	0	0
3	5 to 6	7	15
4+	7 or more	1	3
Total		8	18

PARKING DEMAND INCLUDING ALLOCATED PARKING				
Number of Bedrooms	Number of Habitable Rooms	Enter Total Number of Allocated Spaces	Unallocated Parking Demand	Total Parking Required if Design Allocated Used
1	1 to 3	0		
2	4	0		
3	5 to 6	2	13	15
4+	7 or more	3	1	4
Total		5	14	19

The results from the calculator reveal a parking demand of 19 spaces. The parking proposal plan shows a generous allocation of parking with all 3 beds dwellings allocated 2 spaces, and each 4 bed

with 3. The site also provides parking for 2 visitors. Overall, this equates to 20 spaces which is over the expected demand. All spaces should be 2.4m x 4.8m or larger.

EVC

Electric vehicle charging will be provided for each dwelling which is over and above the expected provision.

Cycle storage

This is provided for each house, however details of this need to be confirmed as they should be in a secure and covered place. Where they are provided in garages, the garages need to be at least 3m x 6m to allow for both a car and bicycle to be stored.

Construction

During construction the site will require a safe access and loading and unloading area. A construction management plan must be submitted to the LPA prior to approval as per the condition attached.

Alison Meeus West Sussex County Council – Planning Services

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.

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.

Traffic Regulation Order

The applicant is advised to contact the WSCC Traffic Regulation Order team [REDACTED] to obtain the necessary paperwork and commence the process associated with the proposed waiting restrictions. The applicant would be responsible for meeting all costs associated with this process. The applicant should note that the outcome of this process cannot be guaranteed.

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 [REDACTED] 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.