

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	3 March 2021
LOCATION:	Land adjacent to 1 Cambridge Walk Bognor Regis PO21 5RL
SUBJECT:	AW/353/20/OUT Outline application with some matters reserved for 1 No. new dwelling.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
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 Planning Services 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.

This outline application with some matters reserved is for the erection of a single 2-bedroom bungalow. The site is located on Cambridge Walk, an E-classified pedestrian route.

Details of Access, Appearance, Landscaping and Scale are reserved, as such only details pertaining to Layout are considered within this application.

The applicant has submitted two location/block plans demonstrating the proposed site, however these contradict each other with regards to the proposed parking provision, one stating off-road parking and the other stating on-street parking. The applicant is requested to confirm the proposed parking arrangements as these details would be considered to fall within the 'Layout' of an Outline planning application.

If the applicant is intending to provide on-site parking for the proposed dwelling, a plan should be provided demonstrating the layout. The LPA is also advised to consider whether 'Access' would also be a relevant consideration at the Outline planning stage if parking is proposed.

Please request clarification from the applicant regarding the proposed parking provision and a revised plan, if necessary.

Nicola Fry
West Sussex County Council – Planning Services