

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	4 November 2019
LOCATION:	Land adjacent to 12 Plover Close, Bognor Regis, PO21 4LZ
SUBJECT:	BE/112/19/PL 1 No dwelling (resubmission following BE/65/19/PL).
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 Strategic Planning 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.

Summary

This proposal is for the erection of a 1-bedroom bungalow. The site is located on Plover Close, an unclassified road subject to a speed limit of 30 mph.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highways matters for this site under application BE/65/19/PL, raising no objections. This application was refused by the Planning Authority on grounds unrelated to highways.

Access and visibility

The existing access that currently serves 12 Plover Close will be utilised for this development. There are no apparent visibility issues at the access. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest the access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and turning

2 car parking spaces are proposed for the new dwelling. The proposed parking area is of sufficient size to allow for 2 car parking spaces that meet the minimum dimensions for single car bays of 2.4m x 4.8m as set out in Manual for Streets.

The WSCC Car Parking Demand Calculator indicates that the proposed dwelling would create a demand for 2 car parking spaces, which the plans meet. Turning on-site will not be achievable, so vehicles may have to exit onto Plover Close in a reverse gear. This appears to be the existing arrangement which has operated safely prior and is not anticipated to result in a highways safety concern.

In terms of cycle parking, a cycle store has been demonstrated in the plans. Under WSCC parking standards, at least 1 cycle space should be provided for a dwelling of this size. The inclusion of cycle parking helps promote the use of sustainable alternative modes of transport to the private car.

Sustainability

The site is situated in a sustainable location within walking distance of shops and schools. Bus stops located on Woodlands Road are an approximate 3 minute walk from the site and offers a connection into Bognor Regis town. Bognor Regis Train Station is a 9 minute cycle from the site.

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 the application, the following conditions and informative should be applied:

Conditions

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.

Kyran Schneider
West Sussex County Council – Planning Services