

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	6 July 2020
LOCATION:	Land adjacent to 84 North Bersted Street Bognor Regis PO22 9AQ
SUBJECT:	BE/48/20/PL Demolition of existing outbuildings & erection of 1 No dwelling. This application is a Departure from the Development Plan, affects the character & appearance of the North Bersted Conservation Area & may affect the setting of a listed building.
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

This proposal is for demolition of existing outbuildings an erection of 1 x bedroom dwelling. The site is located and accessed via private access track which is also recorded as Public Right of Way (PRoW) no. 145. The private access track adjoins the publicly maintained North Bersted Street which is an unclassified road subject to 30mph speed restrictions.

Access

The proposed plans do not indicate any proposed alterations to the existing access point onto North Bersted Street. 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 at the access point with North Bersted Street. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the addition of a single dwelling would exacerbate an existing safety concern.

Given the small scale nature of the proposal, and other dwellings making use of these access arrangements, it is not anticipated that the proposal will result in a material intensification of use of the PROW or the access point onto North Bersted Street.

PRoW

Due to the presence of the public footpath the applicant must take into consideration the following advice:

- Safe and convenient public access is to be available at all times across the full width of the PROW. The path is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals.
- Access along the PROW by contractor's vehicles, deliveries or plant is only lawful if the applicant can prove they have a vehicular right. If the path surface is considered damaged as a result of the development then the applicant may be required re-surface the path to a standard satisfactory to West Sussex County Council's Rights of Way team.

Parking and Turning

The proposed site layout plan demonstrates onsite parking provision of 2 spaces. The WSCC Car Parking Demand would expect at least 3 spaces to be provided for 4+ dwelling in this location. Each parking bay has the adequate dimensions of 2.4 x 4.8m as outlined in Manual for Streets (MfS) guidance. The site's curtilage appears of sufficient size to accommodate an additional parking space.

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 new homes. Based upon current EV sales rates within West Sussex, active charging points should be provided for a minimum of 20% of all proposed parking spaces. Ducting should be provided to the remaining 80% of parking spaces to provide 'passive' provision for these spaces to be upgraded in future. Due to the small scale nature of this proposal, the anticipated provision of active EV spaces for this development would be 1 space and should be provided in accordance with the above WSCC guidance.

Vehicles are anticipated to have the ability to turn and egress onto the public highway in forward gear.

Sustainability

The site is situated in a residential area within North Bersted. In order to promote the use of sustainable transport methods, the LHA recommends that secure and covered cycle storage is provided for the dwelling.

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 are advised.

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 layout plan 004. 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.

Anastasia Toleva
West Sussex County Council – Planning Services