

**From:** Jamie Brown [REDACTED]  
**Sent:** 15 May 2015 15:28  
**To:** Planning.Responses  
**Cc:** Ann Rapnik  
**Subject:** BE-60-15

**WEST SUSSEX COUNTY COUNCIL  
STRATEGIC PLANNING CONSULTATION**

**DATE: 13/05/2015**

**FROM:** Jamie Brown  
**TO:** Arun District Council  
**FAO:** Amanda Wilkes

**SUBJECT:** BE/60/15/PL-Demolition of existing dwelling & erection of 8 No. three bedroom dwellings with new access & car parking.

21, Bucksham Avenue, Bersted, West Sussex, PO21 5DT

**RECOMMENDATION:**

|                                                                                       |                          |                          |
|---------------------------------------------------------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/>                                                              | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Advice                                                                                | Modification             | More                     |
| Information                                                                           |                          |                          |
| Objection                                                                             | No Objection             | Refusal                  |

**S106 contribution total (see below for breakdown): £N/A**

I refer to your consultation in respect of the above planning application and would provide the following comments.

The site is situated to the north of Bognor Regis. The site is to be accessed via a new access onto Bucksham Avenue, which is a no through road and subject to a 30 mph speed limit. The access road will take the form of a 4.5 metre wide shared surface arrangement. This is considered suitable as this will be a low speed, low traffic environment. The proposed highway works should be undertaken with our Implementation Team under a Licence Agreement.

A total of 19 car parking spaces will be provided on site. This provision has been considered against the WSCC Parking Demand Calculator (PDC). The proposed provision does not exceed the requirement generated by way of the PDC. In terms of parking layout there is a suitable amount of hardstanding for vehicles par and manoeuvre within the site.

There has been no indication of whether refuse collection will take place from within the site or from the access point onto Bucksham Avenue. Therefore it is advised a communal bin store is placed at the access point onto Bucksham Avenue. The waste collection authority should be consulted to obtain their views on the suitability of this arrangement however. If a refuse vehicle is to enter the site a further plan showing via swept path diagrams should be provided demonstrating that a larger vehicle can manoeuvre within the site.

The Design and Access Statement does not make references to services by other non-car modes. However it is acknowledged that Bognor Regis town centre is within reasonable walking and cycling distance. In addition there are nearby bus stops which do link to the town centre and beyond. Approximately 1.5 miles from the site Bognor Regis train station is located which links the town to London, Brighton and many other destinations. There are continuous footways for pedestrians and whilst cyclists would have to use the carriageway, traffic conditions are not considered such to dissuade trips by this mode. Residents would have a realistic means to travel other than by the private car.

It is recognised that this proposal would give rise to a more intensive use Bucksham Avenue. However this proposal is not anticipated to result in any highway capacity concerns.

On that basis, no highway objection would be raised subject to the following conditions:

#### ***Access***

No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.

Reason: In the interests of road safety.

#### ***Car parking space***

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

#### ***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),
- measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security,
- 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.

**INFORMATIVE**

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) 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

**Jamie Brown**  
**Strategic Planning**

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