

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	14 June 2021
LOCATION:	47 South Way Bognor Regis PO21 5EY
SUBJECT:	BE/80/21/DOC Approval of details reserved by condition imposed under BE/43/20/PL relating to Condition Nos 3 - materials & finishes, 4 - screen walls & fences, 5 - dustbin storage, 7 - covered & secure cycle parking, 9 - site set up during construction, 10 - surface water drainage, 11 - contamination and 12 - electric vehicle charging.
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 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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application BE/43/20/PL which sought approval for demolition of single bungalow & construction of 2 No. semi-detached bungalows & detached single garage. No highways concerns were raised, and consent was granted by the Local Planning Authority.

This application seeks to approve details reserved by Condition Nos 3 - materials & finishes, 4 - screen walls & fences, 5 - dustbin storage, 7 - covered & secure cycle parking, 9 - site set up during construction, 10 - surface water drainage, 11 - contamination and 12 - electric vehicle charging. Conditions 3,4,5,10 and 11 are non-highways related.

Condition 7 - Cycle Parking

- 7 No part of the development shall be first occupied until the plans and details of covered and secure cycle parking spaces have been submitted to and approved by the Local Planning Authority. The facilities so approved shall be retained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with policies T SP1 of the Arun Local Plan.

The facilities site plan annotates space for cycle storage within the proposed garage for Building A. Building B will have a cycle storage shed, as demonstrated on the same plan. These details are acceptable.

Condition 9 - Site setup

- 9 No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access in accordance with policy T SP1 of the Arun Local Plan.

Temporary onsite parking provision will be provided during the construction works. The unloading of materials will be within the site boundary at the site frontage. The materials and plant will be stored to the rear of Building B and this has been demonstrated on the site set up plan.

Condition 12 – EV Parking Facilities

- 12 Prior to the occupation of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.

Reason: New petrol, diesel and hybrid cars/vans will not be sold beyond 2035, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun Parking Standards SPD and the National Planning Policy Framework.

The Facilities Site plan demonstrates EV Charging Point at the southern point of each dwelling. This would be acceptable for Building B. Building A should also have EV Charging point installed within the proposed garage. This detail should be demonstrated on a revised plan.

Please raise the above matter regarding EV Charging for Building A and re-consult.

Anastasia Toleva
West Sussex County Council – Planning Services