WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	19 February 2020
LOCATION:	Land North of Sunnyside Cottages, Yapton Road, Bognor Regis, PO22 0AZ
SUBJECT:	BN/5/20/PL Removal of existing buildings and erection of three new build dwellings. (Alternatives to BN/7/18/PL and BN/48/18/PL). This application is a Departure from the Development Plan.
RECOMMENDATION:	Advice

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.

Summary

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on proposals for removal of existing buildings (storage and horticultural greenhouse) and erection of 3 x dwellings (2 x 2-bedroom and 1 x 4-bedroom). The LHA was consulted previously on Highway Matters for this location under BN/48/18/PL, for 2 x dwellings, to which no objections were raised.

Yapton Road is 'B' classified and subject to 30mph speed restriction in this location. The existing access drive to public highway will be utilised with no modifications proposed. The proposals are not anticipated to result in a highway safety or capacity issue to the nearby road network.

Car Parking

Under Arun District Council Supplementary Planning Guidance (SPD), the two bedroom dwellings would require 2 x car parking spaces each and the 4-bedroom dwelling would require 3 x spaces. This has been demonstrated, however turning space within plot 1 and plot 2 appears restrictive. This is not anticipated to result in a highway safety concern, although the applicant may wish to consider the car parking layout from an amenity point of view, by providing additional manoeuvring space.

Details of bicycle storage and electric vehicle charging points have also been demonstrated - these should be secured in perpetuity via suitably worded condition.

Conclusion

The Local Highway Authority does not consider that the 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, conditions securing car and bicycle parking are advised.

Katie Kurek
West Sussex County Council – Planning Services