

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	19 May 2021
LOCATION:	53 High Street Bognor Regis PO21 1RX
SUBJECT:	BR/103/21/DOC Approval of details reserved by condition imposed under ref BR/147/20/PL relating to Condition Nos 5 - covered & secure cycle parking spaces, 6 - Travel Plan and 7 - renewable energy.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Modification
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 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.

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 BR/147/20/PL for the conversion of first & second floor & rear extension to create 4 x 1 bed self-contained flats.

Ultimately no highways concerns were raised to the application. It was however requested that a condition be included to secure a revised Travel Plan so amendments could be made to ensure the plan was in accordance with WSCC guidance.

The application was approved by the Local Planning Authority. This latest application seeks to deal with plans and details to be approved in relation to conditions 5 (covered & secure cycle parking spaces), 6 (Travel Plan), 7 (renewable energy).

Condition 5 (Covered & Secure Cycle Parking)

- 5 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 applicant has submitted a photograph of the proposed communal cycle store with the location demonstrated on Proposed Plans 5267 04 B. The store is suitable to store at least 5 cycles.

These details are in accordance with current WSCC guidance for cycle parking provisions for a development of this size in this location.

The plans and details submitted for this condition would be considered acceptable.

Conditions 6 (Travel Plan)

- 6 No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport and in accordance with policy TSP1 of the Arun Local Plan.

At the planning stage there was only one part of the travel plan that WSCC advised be improved. That involved some sort of travel voucher scheme to be provided to the initial occupants of the dwellings.

The applicant has provided a revised Travel Plan, however, there do not seem to be any details of any such Travel Voucher Scheme. Please raise this with the applicant and re-consult.

Condition 7 (Renewable Energy)

No highway comments required

Ian Hayward
West Sussex County Council – Planning Services