

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	18 June 2020
LOCATION:	9 Westloats Lane, Bognor Regis, PO21 5JZ
SUBJECT:	BR/128/20/DOC Approval of details reserved by condition imposed under BR/219/18/PL for condition 4-surface water drainage; 5-colour schedule of materials & finishes, 6-dustbin enclosures details; 7-electrical vehicle charging points, 8-incorporation of decentralised, renewable, low carbon energy supply system, 9-vehicular access details & 11-cycle parking space details.
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 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.

This application seeks discharge of condition 4, 5, 6, 7, 8, 9 and 11. Conditions 4, 5, 6 and 8 relate to non-highways considerations and as such no highways comments will be provided.

Condition 7 - Electric Vehicle Charging point

Prior to occupation of any of the dwellings, a scheme for the provision of electric vehicle charge points to serve the dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and permanently retained/maintained in working condition.

The applicant has submitted details of the charging sockets to be installed and has separately stated that each dwelling will be provided with a charging point, although the location of these has not been demonstrated on the proposed site plan.

The LHA is satisfied with these details - the LPA is advised to ensure that the charging sockets meet the necessary standards for electric vehicle charging and is also advised to consider whether the proposed location of chargepoints is required to be demonstrated on the site plan in order to fully satisfy this condition.

Condition 9 - Vehicular Access

No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

The submitted site plan indicates that a vehicular crossover (VCO) of approximately 13.8m width will be provided for the proposed four dwellings. The LHA is satisfied with the proposed width and details provided. The applicant is reminded that the VCO is subject to licence from the West

Sussex Area Engineer and must be constructed to a specification agreed with them. The LPA should be satisfied that the VCO has been constructed in accordance with the plan provided prior to discharging Condition 9.

Condition 11 - Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces for the new dwelling have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority. The cycle spaces shall thereafter be permanently retained in good working condition.

The provided site plan indicates that each dwelling will be provided with a secure and covered cycle shed in the rear garden. Whilst difficult to determine from the plans, it appears that each shed is suitable to accommodate two bikes. The LHA is satisfied with the details provided for this condition.

Conclusion

From the details provided, the LHA is satisfied that Condition 11 can be discharged. The LPA may wish to consider whether further details are required in regards to Condition 7, and should ensure that the VCO is constructed in accordance with the plans prior to discharging Condition 9.

Nicola Fry
West Sussex County Council – Planning Services