

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council - FAO: Simon Davis
FROM:	WSSC - Highways Authority
DATE:	22 September 2020
LOCATION:	26 Burnham Avenue, Bognor Regis, PO21 2JU
SUBJECT:	BR/190/20/OUT Outline application with all matters reserved for 10 No. new dwellings consisting of 1 No. 1 bed property, 8 No. 2 bed properties & 1 No. 4 bed property with associated services, landscaping, car parking & amenity (resubmission following BR/49/19/OUT).
RECOMMENDATION:	Advice

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been consulted on outline application (with all matters reserved) for 10 x dwellings. The LHA provided comments previously under BR/49/19 for 22 x dwellings to which no highways objections were raised. The application was withdrawn.

This current re-submission is accompanied by technical drawings and Design & Access Statement (DaS). As the application is outline with all matters reserved, specific detail on access, parking and accessibility would be expected at reserved matters stage. The comments below should be taken as advice only in respect to the principle of the application.

Access Arrangements

Burnham Avenue is unclassified public highway subject to 30mph speed restriction and serving predominantly residential buildings. The site currently hosts a single dwelling and therefore the increase of residential units on site would be 9.

There are no parking restrictions on Burnham Avenue and on-street parking takes place both sides of the carriageway. The nearby junction with Victoria Drive to the west is protected by double yellow line junction protection markings. The existing dropped kerb would be extended to provide access to a rear parking area and frontage parking. The access route in the site is not wide enough for 2 x cars to pass in opposing directions. Considering the anticipated traffic levels and low speeds the LHA could not raise a highway safety concern to these arrangements. Nevertheless, the applicant may wish to consider widening the access route to improve the arrangements from an amenity point of view. At reserved matters stage it would be useful for the applicant to demonstrate through swept path tracking plans that cars can turn on site.

No objection is raised to the principle of the access however the applicant should be aware that a license to construct the vehicular cross over would need to be obtained from the Arun Area Engineer. It should be noted that a licence at this location may not be granted due to the total crossover width exceeding 6.4m; due to the existing parking pressures and the loss of on-street parking provision for neighbouring residents. It is recommended that the LPA consider the amenity impact of the proposed development should permission be granted. The LHA acknowledge the Area Office's guidelines regards access width. Nevertheless, from a highway safety point of view the LHA could not substantiate grounds to resist the proposal. The potential loss of an on-street parking space would not cause a highway safety reason for refusal.

Car & Bicycle Parking

The DaS refers to a Lambeth methodology parking survey that has been carried out though the LHA cannot find this on the Arun planning portal. This should be provided in support of the application at reserved matters stage.

Arun Supplementary Planning Guidance Document (SPD) advises that in Zone 4 1 & 2-bedroom dwellings require 1 x space each and 4-bedroom dwellings require 2 x space each. On this basis the development of 1 x 1-bedroom, 8 x 2-bedroom and 1 x 4-bedroom would require 11 x spaces. The plans indicate total 13 x spaces across the site plus a single garage (0.5 space). Two of the spaces will be unallocated/visitor parking as required by the SPD (20% total units). The LHA are satisfied with the indicated level of parking provision though the applicant may wish to revise the layout to allow for two cars to pass within the site and access, this is considered more of an amenity concern.

Bicycle parking should also be provided in line with the SPD, details of this would be expected at reserved matters stage.

Accessibility

The site is considered well located in respect to options for sustainable transport use including bus and rail. Bognor Train Station is approx. 5 minute walk from the site along street lit footway. A range of shops, services and amenities are also within walking distance of the site in Bognor centre meaning that not all daily journeys would be reliant on the private car.

Conclusion

In principle, no transport grounds to resist the application is made. Details of access, car and bicycle parking would be expected at reserved matters stage.

Katie Kurek
West Sussex County Council – Planning Services