

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Ms Myer
FROM:	WSCC - Highways Authority
DATE:	19 November 2021
LOCATION:	65-71 Upper Bognor Road Bognor Regis PO21 1HR
SUBJECT:	BR/252/21/PL Alterations to four listed buildings involving insertion of new windows, insertion of a new staircase, repairs and reinforcement of existing timber floors and roofs, removal of internal walls, forming openings in existing internal walls, erection of new internal partitions; extension of a listed building to create an office and warden's accommodation; erection of new building consisting of 3 No. flats, offices and workshops; creation of new private gardens, separation of this part of the site from the wider University campus, creation of a shared landscaped courtyard, creation of areas for parking and storage for bins and cycles. This application affects the setting of listed buildings, affects the character & appearance of the Upper Bognor Road & Mead Lane Conservation Area and is in CIL Zone 4 (Zero Rated) as flats & other development.
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.

WSCC acting as the Local Highway's Authority (LHA) refer to your consultation in respect of the above planning application and would provide the following comments.

Site Context & History

The access onto the application site is located on Upper Bognor Road, a public maintained highway.

The LHA would view said road to be set within an urban setting.

The road is subject to a 30-mph speed limit. No current speed survey data is located within a reasonable distance of the access that would state otherwise.

As a result, the Local Highways Authority (LHA) will refer to Manual for Streets (MfS) as guidance.

West Sussex County Council were previously consulted on highway matters for this location under BR/351/19. This sought the construction and conversion of 2 live in units,

2 flats and a workshop. The applicant proposed that the site would be served via an existing access point.

No highways concerns were raised, consent was granted by the Local Planning Authority. The Local Highways Authority (LHA) therefore accepts that the principle of 4 residential units and 1 commercial use unit described as a workshop at this location being served by an existing access as being established and acceptable.

Access & Turning

The applicant proposes to use an established existing access point onto the development.

The LHA have noticed that information located in a supporting highways document states that the assessment of the site has been done on 9 dwellings. The LHA wishes to point out that the site in fact is for 10 dwellings and 2 small commercial use properties.

The LHA requests the applicant demonstrates at full extent the ability for refuse vehicles to turn within the site. Additionally, to this request the applicant may wish to investigate the internal routes within the site as it seems apparent that some parking spaces located in the northern parking area may not be accessible. We also note that the whole parking area into Charlotte House seems to be obstructed by a wall.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury collisions within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is currently operating unsafely.

With all the above considered, the LHA would not anticipate that the proposal would generate a highways safety concern at the existing access, however the LHA does note that the turning provisions of the site need investigating.

Vehicle Parking

Under Arun Parking Standards (adopted January 2020), the LHA would predict that 9-10 parking spaces would be enough for a development of this size and location.

The applicant proposes an 18-bay parking provision for the new development.

Following the above guidance, the LHA supplies the following comments.

The applicant proposes a parking provision of 18 spaces for the new development.

These are in the arrangement of:

- 8 unallocated bay parking space(s),
- 4 allocated bay parking space(s)
- 4 Commercial use bay parking space(s),
- 2 visitor bay parking space(s).

To summarise the LHA raises no concerns over the Vehicle Parking.

Cycle Parking

The applicant has provided cycle storage for the whole development in the form of shared and individual parking areas.

- Charlotte House – Shared Cycle,

- 67 & 69 – Private cycle storage per dwelling,
- Remaining properties – Shared Cycle Storage.

To summarise the LHA raises no concerns over the Cycle Parking.

Electric Vehicle (EV) Parking

The applicant has demonstrated a quantity of EV parking. This, however, is below Arun's guidance on EV parking. The LHA raise no concerns over this provision, however, the LHA may wish to discuss this with the applicant.

Conclusion

Please raise the above with the applicant and re-consult. Until such time, the LHA are not able to supply final comments until we receive the requested information as said above.

Stephen Garrard
West Sussex County Council – Planning Services