

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	Alison Meeus, WSCC, Highways
DATE:	28/11/2018
LOCATION:	99 Victoria Drive, Bognor Regis, PO21 2DZ
SUBJECT:	<u>BR-281-18</u> Demolition of existing dwelling and erection of a 3 storey building to provide 9 flats, 6 x 1 bed and 3 x 2 bed units with associated amenity areas, access and car parking.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

The site is located in a 30mph residential road currently set up as a single dwelling with driveway access. The proposal will create a development of 9 flats, with an access drive leading to a rear parking courtyard with 9 spaces, and a cycle storage area.

The courtyard needs to be large enough to allow a car to enter turn and exit. Manual for streets guidance recommends that car parking spaces of 2.4m x 4.8m are acceptable for use by a large family car and as these are set out in a perpendicular arrangement, at 90 degrees the aisle width would need to be 6.0m. It would seem from the proposed site plan that this can be achieved for cars to turn and exit in forward gear.

WSCC car parking standards have been consulted and for 9 flats an allocation of 1 space per flat would be acceptable. It is noted there is no provision for visitor parking however; Victoria Drive does not have any parking restrictions and therefore visitor parking could be accommodated within the surrounding streets.

The new access will be created on the south western side of the new building, and it is wide enough to accommodate one car to enter and exit at a time. As such WSCC has considered the forward visibility and as the access drive is short cars will be able to see each other in advance. A pedestrian footway wraps around the building providing a safe pedestrian link from the highway into the site.

A minor works licence will be required to create a new dropped kerb for the new access; and should be progressed via the local area office. Offsite highway works to re-instate the existing dropped kerb which is currently used to access the existing driveway will need to be included in this licence and should be completed prior to any occupation.

Prior to any commencement of demolition, a construction management plan (CMP) should be submitted to the LPA for approval to ensure the safe operation of the highway.

Alison Meeus
West Sussex County Council – Planning Services

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

CONSTRUCTION

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Works within the Highway – Area Office Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.