

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	20 January 2021
LOCATION:	25 Sudley Road Bognor Regis PO21 1EW
SUBJECT:	BR/298/20/PL New 2 storey extension on first floor with loft floor including 8 (4 front & 4 rear) dormer windows), first floor rear extension (mansard floor) with 8 No roof windows, alterations to ground floor shopfront and new access to upper floor into use for 10 residential units (5 No 1-bed & 5 No 2-bed) (resubmission following BR/196/20/PL). This application may affect the setting of a listed building & the site is in CIL Zone 4 (Zero Rated) as flats.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a / £ See below for breakdown.

This is a re-submission of planning application BR/196/20, as such WSCC highways remain.

In our last response we noted there was a point which needed clarification. This was the submission of a swept path diagram, to demonstrate a delivery vehicle can use the service area if a new car parking space is created outside the Recital Hall.

Proposal

This is a re-submission of previous application BR/83/20, and BR/196/20. This application provides a reduction in dwellings from 12 to 10, and a mix of 5 x 1-bedroom flats and 5 x 2 bedroom flats.

The development does not provide any car parking; but it is a 4-minute walk to the train station and local bus stops. Cycle storage will be provided for the flats with a cycle store located at ground level within the building.

Car free/Parking

Whilst the site is in a highly sustainable location and does not provide its own car parking, census data has been used by the applicant to show an expected parking demand of 5 cars, using the '2011 travel to work census data' for PO21 1EW, (E01031432 super output area). The applicant has appointed a transport consultant to undertake a parking note in relation to parking provision within Sudley Road.

The parking stress survey results suggest that whilst there are opportunities to park along Sudley Road these are only available in the pay and display bays; which offer short stay parking options but are not ideal for residents if parking is required during the day time.

However, these could be turned onto permit holder or shared use parking bays to accommodate some of the expected cars. After 5pm, all pay and display spaces are free to use overnight however; the sites central location means it can get busy during the evenings and at weekends.

As such WSCC believe the proposed car parking spaces would be required, to ensure parking for the use can be accommodated during the daytime and in the evening, with no impact to the existing public use.

Off-site highway works

The survey has identified the possibility to convert some pay and display spaces into permit holder bays, and 3 locations along Sudley Road have also been suggested. These will need to be discussed further with the Parking Team and any off-site works funded by the applicant as part of a s106 agreement, including any TRO's associated with the parking spaces created.

Swept Path

It is noticed one of the suggested new parking spaces which is proposed outside the Recital Hall may cause issues for vehicles wishing to enter or exit the servicing area (currently the site compound area). Clarification needs to be sought over the proposed use of this area and the size of vehicles using this to ensure any new car parking doesn't restrict movements in and out.

In the first instance the applicant would need to contact the Parking Team Manager, to identify the process involved to progress the proposal.

Construction Management Plan

A construction management plan has also been submitted as part of this application, which has been reviewed and accepted in principle. It is noted that skips may be used and in the event these need to be placed within the public highway the relevant license will need to be obtained.

Travel Information Packs

WSCC would also like to see residential travel information packs provided for each dwelling, and these should aim to promote public transport use to 1st occupants. Packs will provide incentives in the way of travel vouchers for use on rail or bus.

To conclude, WSCC consider the location of the flats to be acceptable and expect the applicant to provide a combination of travel incentives, new parking spaces, and the conversion of some existing pay and display spaces into permit holder bays on Sudley Road. These are considered necessary by WSCC to support this development.

CONDITIONS

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.

Travel Information Packs

All first occupants will be provided with a residential travel information pack, which will aim to promote the use of public transport. Each pack given to 1st occupants will provide incentives in the way of travel vouchers for use on local rail or bus services.

Reason: To encourage and promote sustainable transport.

Informative

Traffic Regulation Order

The applicant is advised to contact the WSCC Traffic Regulation Order team (01243 642105) to obtain the necessary paperwork and commence the process associated with the proposed PROVISION OF NEW PARKING BAYS ON SUDLEY ROAD. The applicant would be responsible for meeting all costs associated with this process. The applicant should note that the outcome of this process cannot be guaranteed.

Temporary Works Required During Construction

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

Alison Meeus
West Sussex County Council – Planning Services