

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	8 April 2019
LOCATION:	26 Burnham Avenue Bognor Regis PO21 2JU
SUBJECT:	BR/49/19/OUT Outline application with all matters reserved for 22 No. new dwellings consisting of 2 No. 1 bed dwellings, 18 No. 2 bed dwellings & 2 No. 3 bed dwellings.
DATE OF SITE VISIT:	
RECOMMENDATION:	Advice/ More Information Required
S106 CONTRIBUTION TOTAL:	£ See response sent 04/04/2019

Although The Local Highways Authority (LHA) acknowledges that this application is for outline permission with all matters reserved, additional information is required relating to capacity and parking within the vicinity of the site.

From inputting the proposed mix and tenure of the dwellings into the WSCC Parking Demand Calculator (PDC) I can advise that a development of this scale in this location would generate the requirement for 19 parking spaces. Given the nil parking provision outlined within the submitted documentation it would be anticipated that this would be made up via on street parking.

The LHA require therefore that the applicant conducts a Parking Capacity Survey, using the Lambeth Methodology. This will outline the demand currently generated and allow an insight into how the development impacts upon this. Due to the proximity to the Baptist Church and Train Station, these should be taken into consideration as additional commuter and visitor parking may be incurred.

Town centre locations: surveys should be undertaken Monday-Wednesday only.

- Regular specific evening uses close to the site (eg. church, etc): additional surveys should be undertaken when these uses are in operation.
- Commercial uses close to the site: morning and early evening surveys may also be required due to conflict with commuter parking. In these cases surveys between the hours of 0700-0830 and 1800-1900 may be required, noting the amount of parking on a 15-minute basis over this time.
- Railway stations/areas of commuter parking: additional morning and evening peak hour surveys will be required in order to assess the impact of commuter parking. These should be done between 0700-0800 and 1730-1830.

Surveys should not be undertaken:

- in weeks that include Public Holidays and school holidays and it is advised that weeks preceding and following holidays should also be avoided;
- on or close to a date when a local event is taking place locally since this may impact the results of the survey.

I have also independently consulted the Senior Local Transport Improvements Officer at WSCC regarding this application to ascertain if any additional details will be required to ensure sustainable transport alternatives or incentives. Additional comments will follow upon receipt of his advice.

I advise that as a minimum WSCC would be looking to secure a Travel Plan Statement or Welcome Packs that would be issued to future potential residents of the development. This would be conditioned along side any permission of the proposal.

I can advise that a Construction Management Plan (CMP) will be required and would be sealed alongside any permission of the proposal.

Given the sustainable location of the development and the proximity to the National Cycle Route no. 2 from Bognor Regis to Littlehampton it is considered that at a minimum a single cycle parking space per unit would be sufficient to serve this development. I note that the current plans show 20 cycle parking spaces so at minimum we would expect two additional cycle parking spaces to be provided. These details can be provided at the reserved matters phase.

I also advise that plans will need to be submitted at reserved matters demonstrating the closing off of the existing access point to the dwelling from the publicly maintained highway, this will need to be completed with a license from the Arun Area Highways Manager and to WSCC Standards.

Jodie Wilkes
West Sussex County Council – Planning Services