

**WEST SUSSEX COUNTY COUNCIL
HIGHWAYS AND TRANSPORT SERVICES CONSULTATION**

DATE: 12th March 2008

**FROM: Ian Gledhill TO: Arun District Council
FAO: Keith Wheway**

SUBJECT: BR/60/08 - Demolition of existing dwelling & erection of 36 Category 2 sheltered apartments, communal facilities & car parking (Resubmission of BR/388/06)

262, Hawthorn Road, Aldwick, Bognor Regis, West Sussex

CONSULTATION DATE: 20th February 2008

RECOMMENDATION:

**Advice
Objection**

**Modification
No Objection**

X

**More Information
Refusal**

TAD contribution: £

I note the application description refers to BR/388/06, which from my records it would appear that the Highway Authority were not consulted on. The most recent comments for this site I have on record are those for BR/165/06, which was for the provision of 48 sheltered apartments, to which no objection was raised. Given the current proposal seeks permission for 36 sheltered apartments with no apparent alterations to the access arrangements as submitted under BR/165/06, it would be equally as acceptable and I would take this opportunity to direct you towards the Highway Authority's earlier comments for more details.

The only other point of any significant difference between the current application and BR/165/06 is in respects of the car parking provision. The plans submitted with BR/165/06 showed the provision of 23 spaces, the current application shows 12 spaces. The WSCC Maximum Parking Standards state that for sheltered accommodation, 1 parking space should be provided per 2 units. On that basis a maximum of 18 spaces may be provided. Given that 12 spaces are proposed, the maximum standard is not exceeded and no concerns would be raised. The site is in an accessible location with passenger transport facilities within walking distance and Bognor Town Centre is within reasonable walking distance to facilities offered within Aldwick and Bognor Regis.

The submitted plans show a new 2m wide footway is to be provided on the north side of Hawthorn Road, linking to the existing path to the east. The area of land on which the path is to be provided is not included within the red-edge of the planning application, but I will recommend a Grampian type condition that the units shall not be occupied until a path is provided. Furthermore, the new access is shown as being laid out as a bellmouth – this need only be a dropped crossing. The extension of the footway and I would recommend any other associated highway access works should be completed under a S38/278 Agreement

No highway objection would be raised.

CONDITION

C9B

C9C

C9E (iii)

C9E (i)

The building hereby approved shall not be occupied until such time as a 2metre wide footway has been provided linking the existing footway on the northern side of Hawthorn Road to the existing footway further to the east. Details and a specification is to be submitted to and agreed in writing with the Planning Authority. REASON: to provide a continuous footway along the northern side of Hawthorn Road in the interests of highway safety and to accord with policy DEV4 of the WSCC Structure Plan.

INF 8

Ian Gledhill
Development Planning