

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	29 April 2022
LOCATION:	Holmlea, Main Unit Rear Of Town Cross Avenue, Bognor Regis, PO21 2DN
SUBJECT:	BR/82/22/PL Demolition of warehouse and proposed construction of 10 self contained apartments. This application is in CIL Zone 4 (Zero Rated) as flats.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	N/A

Summary and Context

This proposal is for the demolition of an existing warehouse and erection of 10 self-contained apartments. The site is located off Town Cross Avenue, an unclassified road subject to a speed restriction of 20 mph. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) requests additional information from the applicant.

The LHA previously provided comments pertaining to highway matters for this site for application BR/41/13/PL, requesting more information. The Local Planning Authority (LPA) refused the application.

Access and Turning

The applicant proposes to utilise the existing vehicular access on Town Cross Avenue. It is unclear from the submitted plans if a fire appliance or refuse vehicle can access and turn on-site safely, as no such demonstration has been provided. The LHA requests the applicant to demonstrate via swept path tracking that a fire appliance and refuse vehicle can safely access and egress the site, as well as turn on-site and exit on to the maintained highway in a forward gear.

Vehicular Parking

The applicant proposes eight car parking spaces for this development. Under Arun Parking Standards, the LHA would expect a development of this size and location to provide at least ten car parking spaces. From inspection of the submitted plans, there may be scope to provide additional parking provision within the site in accordance with Arun Parking Standards. The applicant is advised to provide at least ten parking spaces for this development.

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new developments. Active EV charging points should be provided for the development in accordance with current EV sales rates within West Sussex (Appendix B of WSCC Guidance on Parking at New Developments) and Arun Parking Standards (adopted January 2020). Ducting should be provided to all remaining parking spaces to provide 'passive' provision for these to be upgraded in future.

Cycle Parking

The Application Form states that ten cycle parking spaces are proposed. This is in accordance with Arun Parking Standards and the LHA is satisfied with the proposed amount in principle. However, the plans do not indicate the location of the proposed cycle parking provision. Therefore, the LHA requests the applicant to demonstrate the location of the proposed cycle parking.

Conclusion

The LHA requires additional information from the applicant before an adequate assessment can be made for the proposals. Please raise the above details with the applicant and re-consult.

Kyran Schneider
West Sussex County Council – Planning Services