

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Richard Castro-Parker
FROM:	Highways, WSCC
DATE:	19/12/2018
LOCATION:	. L/A To The Gun Post Clyde Road West Sussex
SUBJECT:	FP/262/18/PL 4 No. beach huts with sleeping accommodation & 4 No. car parking spaces for use with The Beachcroft Hotel.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A See below for breakdown.

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Planning Services should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

The site is accessed from Clyde Road, an unclassified road with a speed limit of 30mph in this location. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents in the vicinity of the site. There is no evidence to suggest that the road network is operating unsafely, or that the proposed 4 no. beach huts and associated parking would exacerbate an existing safety concern.

Access

The applicant has stated that the existing access to the site will be used to provide vehicular access to the proposed development.

Parking

The WSCC car parking guidance recommends that 1 parking space per room is provided. The 4 car parking space provision would meet the additional parking required for the development as all car parking spaces meet the Manual for Streets (MfS) minimum dimensions of 2.4m x 4.8m. The LHA would anticipate that there would be sufficient space for vehicles to turn within the site and exit in a forward gear. The location of the cycle parking has not been demonstrated.

Sustainability

The site is an approximate 6 minute bicycle ride from Bognor Regis train station and local shops. There are bus stops within a 2 minute walk from the site. The LHA notes that the applicant intends to provide cycle storage to promote sustainable transport.

Conclusion

The LHA does not consider that the proposal for 4 no. beach huts would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal. If the Local Planning Authority are minded to approve the application the LHA would recommend that the following conditions are met:

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.

Jayne Colbert
West Sussex County Council – Planning Services