

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: M Tomalova
FROM:	WSCC - Highways Authority
DATE:	28 March 2022
LOCATION:	107 Felpham Way Bognor Regis PO22 8QB
SUBJECT:	FP/31/22/PL Construction of a pair of semi-detached dwellings with electric mobility scooter/cycle & refuse storage facilities. This site is in CIL Zone 4 and is CIL Liable as new dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application is for the construction of 2 semi-detached 1 bedroom dwellings. The site is located on Felpham Way, a B-class publicly maintained road subject to a speed limit of 30mph.

The application has supported with a transport statement prepared by Bright Plan.

The provided plans demonstrate an existing footway access to the site and this is not being altered in any way. Nil parking is proposed to serve the proposed dwellings.

History

The wider site of 107 Felpham Way was recently approved permission for 1 x E class shop unit, 1 x commercial unit, and 3 x 2 bedroom flats under application FP/52/21/PL. It is noted that the refuse bin store as indicatively demonstrated under FP/52/21/PL will need to be relocated to facilitate access for the proposed dwellings subject of FP/31/22/PL. This has been facilitated via the approval of FP/252/21/DOC where the bin stores are now located along the access way.

Parking

Nil parking is proposed to serve the 2 dwellings. Arun District Council Supplementary Planning Document for parking details that a single 1 bed dwelling in this location would be anticipated to generate a parking demand of 2 vehicle spaces, a total of 4 for the proposal.

This demand will need to be accommodated on street with cars parking safely in accordance with any existing traffic regulation orders. The applicant transport statement has presented the results of a car parking capacity survey which demonstrates the total parking demand can be accommodated within available on street provision. WSCC is satisfied that this assessment is robust and the parking demand can be accommodated on street.

Cycle parking large enough to store 1 bicycle per dwelling should be provided. This provision should be secure and covered the details of which can be secured via a suitably worded condition.

Refuse / Emergency Access

The applicants transport statement details that emergency fire access can be facilitated via Flax Mean which is a private road to the rear of the site. The local planning authority should consult with the WSCC water and access manager with regard to the suitability to this arrangement.

Refuse servicing is anticipated to take place from Felpham Way with a refuse vehicle waiting on Felpham Way while servicing takes place. Waste carry/collection distances have been demonstrated within the applicants transport statement. The refuse collection authority should be consulted with regards to the suitability of this arrangement.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

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 to be 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.

Jack Elliott**West Sussex County Council – Planning Services**