

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	11 March 2021
LOCATION:	Land Adjacent to 10 Second Avenue Bognor Regis PO22 7LJ
SUBJECT:	FP/32/21/PL Two storey, 4 Bed detached dwelling with new access & parking. This site is in CIL Zone 4 & is CIL Liable as new dwelling.
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 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 Local Development 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary

This proposal is for demolition of existing outbuildings and construction of 1 x 4 bedroom dwelling. The site is located and accessed via Second Avenue, which is a privately maintained road, subsequently these comments are for your advice only.

Vehicular Access

Second Avenue adjoins the publicly maintained Summerley Lane which is a C-classified road subject to 20mph speed restrictions. There are no proposed alterations to the existing access onto Summerley Lane.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents at the access point with Summerley Lane. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the addition of a single dwelling would exacerbate an existing safety concern.

Given the small-scale nature of the proposal and other existing uses making use of Second Avenue, it is not anticipated that the proposal will result in a material intensification of use onto Summerley Lane.

Parking and Turning

The proposed site plan demonstrates 2 parking spaces to serve the new dwelling. The WSCC Car Parking Demand (PDC) Calculator would expect at least 3 spaces to be provided for 4+ dwelling in this location. The proposed spaces have the adequate dimensions of 2.4 x 4.8m per parking bay. The potential overspill is not anticipated to result in highway safety issue, however the Local Planning Authority (LPA) may wish to assess the impact from an amenity perspective.

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. Details of this can be secured via condition and a suitably worded condition is advised below.

Sustainability

The site is situated in a rural area therefore the occupants of the proposed dwelling will be reliant upon a use of a car. Covered and secured cycle storage can be provided as an alternative transport mode.

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 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve this application, the following conditions are advised.

Conditions

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Electric Vehicle Charging Spaces

No part of the development shall be first occupied until the electric vehicle charging space have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

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.

Anastasia Toleva

West Sussex County Council – Planning Services