

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	20 June 2022
LOCATION:	7 Ambleside Close Bognor Regis PO22 8NG
SUBJECT:	FP/84/22/PL Erection of 1 No three-bed detached dwelling (resubmission of FP/86/21/PL). This site is in CIL Zone 4 and is CIL Liable as a 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.

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

West Sussex County Council was consulted on Highways Matters for this location under few planning applications of which the most recent is FP/86/21/PL which sought approval for construction of a 1 x 3 bedroom dwelling. This application was refused on ono-highways grounds.

This application is resubmission of FP/86/21/PL and seeks approval for construction of a 1 x 3-bedroom dwelling on garden land to the east of 7 Ambleside Close. Ambleside Close is a no-through un-classified residential road subject to a speed limit of 20mph.

The proposal will utilise the existing access onto Ambleside Close, providing a shared driveway and two parking areas for both the existing and proposed dwellings. No visibility issues with the access arrangement are anticipated.

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 within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

In principle, we would not foresee any capacity issues with this proposal. A number of dwellings are already served from the access road and whilst a small rise in vehicle activities may occur, it is considered unlikely that any adverse impacts will result from this proposal.

The vehicle parking is proposed to be in the same location as the previous application (FP/86/21/PL). Swept path tracking has been provided for the previous application demonstrating that vehicles can enter and exit each space in forward and reverse gears. As such no highways concerns over the proposed parking arrangements would be raised.

The LHA would also not raise a highway concern to the lack of on-site turning space on site, given the nature of the no-through residential road and neighbouring properties operating similar arrangements.

Given the recent changes to the Building Regulations Approved Document S (Infrastructure for the Charging of Electric Vehicles), it may be that the provision of EV charging is now covered under separate legislation to planning. Therefore, WSCC as Highway Authority have no comment to make upon the EV charging provision as a result of this planning application. However, the planning case officer should check whether the development is being built under the old Building Control regulations, in place prior to June 15th 2022, and if they are, it may be appropriate to secure EV charging provision through the planning process.

The site is sustainably located within walking distance of local shops and amenities and primary and secondary schools. Secure and covered cycle storage is proposed within the rear garden of the proposed dwelling to encourage sustainable transport methods.

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 conditions should be applied:

Conditions

Car parking space

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

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved site plan.

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