

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Andrew Wood
FROM:	WSCC - Highways Authority
DATE:	25 March 2019
LOCATION:	3 The Hard, Elmer, Bognor Regis, PO22 6JS
SUBJECT:	M/24/19/PL Replacement residential 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 Strategic Planning 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.

Summary

This proposal is for a replacement 3-bedroom dwelling. The site is located on a privately-maintained road; consequently these comments are for your advice only.

Access and visibility

The site is located on The Hard, a privately maintained road subject to a speed limit of 20 mph. The driveway to the west is an existing access, and a second access to the north is planned to allow for 2 more cars to park.

The point of access between the privately maintained estate and publically maintained highway is the cross between Manor Way and Elmer Road. An inspection of data supplied to WSCC by Sussex Police over a period of the past 5 years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest the existing access is operating unsafely.

Parking and turning

3 car parking spaces are proposed for the replacement dwelling, one more than the existing property. The WSCC Car Parking Demand Calculator indicated the the proposed dwelling would create a demand for 3 car parking spaces. Therefore the proposed number of spaces sufficiently meets the demand. Turning on-site is not achievable, so vehicles entering of exiting the site would have to do so in a reverse gear.

Public Rights of Way

Highways have provided a separate response regarding Public Rights of Way (PROW). Therefore I refer you to their consultation regarding comments on PROW.

Sustainability

Local convenience stores are within walking distance, and bus routes pass through nearby Elmer Road. However primary/secondary schools and Bognor Regis Train Station are over an hour away on foot. This means that the car is likely to be the primary mode of transport for the residents of this property.

Cycling is a viable mode of transport in the area and a suitable alternative to the use of private car. Cycle storage should be demonstrated in the plans to improve sustainability and allow an alternative transport options.

Conclusion

The LHA does not consider that the proposal 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 LPA are minded to approve the application, the following conditions should be applied:

Condition

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.

Kyran Schneider
West Sussex County Council – Planning Services