

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	11 July 2019
LOCATION:	7 Alleyne Way Bognor Regis PO22 6JZ
SUBJECT:	M/53/19/PL Demolition & erection of 1 No. dwelling.
DATE OF SITE VISIT:	
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	

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.

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

West Sussex County Council was were not consulted previously on Highway Matters for this location under planning applications no. M/37/18/HH.

Proposal Summary

The proposal is for Construction of dwelling. This Application is located on a **PRIVATE ROAD** leading off Elmer Road which is a publicly maintained C-classified highway subject to a 30 mph speed limit because of this the Local Highways Authority (LHA) will supply comments for your **Advice Only**. The applicant may wish to communicate with the owner of the road before any works commence.

Access

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 collisions within the vicinity of the site. Therefore there is no evidence to suggest that the Existing access is operating unsafely.

Parking and Turning

The applicant has not submitted any plans showing current parking or proposed arrangements but upon inspection of WSCC local mapping the LHA can determine that there is adequate parking space already present and does not impact upon the Publicly Maintained Highway.

Sustainability

The proposed plans do not show any type of cycle parking provision, as per the WSCC Sustainability policy we wish to see this implemented in the form of lockable covered storage; this may be secured via condition if approved.

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.

Conditions

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.

Stephen Garrard
West Sussex County Council – Planning Services