

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                      | Arun District Council<br>FAO: Maria Tomalova                                                      |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                         |
| <b>DATE:</b>                    | 28 February 2022                                                                                  |
| <b>LOCATION:</b>                | 3 The Hard, Bognor Regis, PO22 6JS                                                                |
| <b>SUBJECT:</b>                 | M/5/22/PL<br>Replacement residential dwelling. This application may affect a Public Right of Way. |
| <b>DATE OF SITE VISIT:</b>      | N/A                                                                                               |
| <b>RECOMMENDATION:</b>          | Advice                                                                                            |
| <b>S106 CONTRIBUTION TOTAL:</b> | N/A                                                                                               |

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

### Summary and Context

This proposal is for the erection of a replacement residential dwelling. The site is located on The Hard, a privately maintained road; consequently, these comments are for your advice only. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided consultation advice for this site for application M/24/19/PL, raising no highway safety concerns. The Local Planning Authority (LPA) approved the application.

### Access

The applicant proposes modification to the existing vehicular access. As The Hard is privately maintained, the applicant is advised to contact the proprietor of the privately maintained road to obtain formal approval for the proposed access works. The LHA does not anticipate that the proposed development would give rise to a material intensification of movements to or from the site.

### Parking and Turning

The applicant proposes three car spaces for this development. Under Arun Parking Standards, the LHA would expect a dwelling of this size and location to provide at least two car parking spaces. Therefore, the LHA considers the proposed parking provision to be sufficient.

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 homes. The applicant is advised that for dwellings with an off-street parking provision, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards.

On-site turning does not appear achievable, so vehicles may have to exit the site in a reverse gear. However, this is the existing arrangement and is not anticipated to have an adverse impact on highway safety in this location.

Regarding cycles, the applicant has demonstrated a secure cycle store to the rear of the proposed dwelling, in accordance with Arun Parking Standards for cycle parking provision.

#### 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:

#### *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

#### *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.

#### *Electric Vehicle Charging Spaces*

No part of the development shall be first occupied until the electric vehicle charging space(s) 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.

**Kyran Schneider**  
**West Sussex County Council – Planning Services**