

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	21 July 2021
LOCATION:	68 Ancton Way Bognor Regis PO22 6JP
SUBJECT:	M/92/21/PL Demolition of existing bungalow & construction of 1 No 2-storey dwelling with access & off road 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 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.

This application is for the demolition of existing bungalow and construction of 1 2-storey dwelling with access and off-road parking. The site is located on Ancton Way, a privately maintained road, consequently these comments are for advice only. Ancton Way meets the publicly maintained highway at Elmer Road, a C-classified road subject to a speed limit of 30mph.

No alterations to the existing access onto the public highway are proposed. The replacement dwelling is not anticipated to result in a material intensification of use of the access onto Elmer Road. The applicant is advised to obtain permission from the proprietor of the private road prior to carrying out access works onto Ancton Way.

The plans demonstrate that 2 parking spaces will be provided on site. Under Arun Parking Standards (adopted January 2020), the LHA would anticipate that 3 parking spaces would be required for a 4-bedroom dwelling in this location. The LHA would not raise any highway safety concerns with regards to the proposed parking provision, however the LPA may wish to consider the potential impacts of any overspill parking generated from the proposal on on-street parking from an amenity point of view.

The proposed plans demonstrate secure and covered cycle storage in the form of a shed. This is anticipated to provide sufficient storage space for cycles associated with the dwelling.

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 (adopted January 2020).

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 and informative should be applied:

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

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 plan.

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.

Informative

The applicant is advised to obtain permission from the proprietor of the private road prior to carrying out access works onto Ancton Way.

Nicola Fry

West Sussex County Council – Planning Services