

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	18 August 2021
LOCATION:	Land adjacent to Sefter School House Sefter Road Bognor Regis PO21 3EE
SUBJECT:	P/111/21/RES Approval of reserved matters following P/116/19/OUT for the erection of 2 No detached houses & 4 No semi detached dwellings. This site is in CIL Zone 5 and is CIL Liable as new dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
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.

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

Site Background

The proposal is for the approval of reserved matters under P/116/19/OUT.

- Appearance – No concerns
- Landscaping – No concerns
- Layout – Comments Below
- Scale - No concerns

The application site is located on Sefter Road a publicly maintained, 'C' classified road subject to a national speed limit.

The LHA previously requested under this application that more clarity towards that application be provided.

Access - Not to be considered under this application.

Vehicle Parking

Under WSCC Car Parking Guidance (adopted August 2019), the LHA would expect that 12 allocated and 9 unallocated (visitor) parking spaces would be enough for a development of this size and location.

For the LHA and MfS to consider parking spaces towards the provision of a site they must first meet minimum requirements of,

- Single bay parking space or carport - 2.4 x 4.8 metres,
- Single garage space - 3 x 6 metres (Internally),
- Single parallel parking space - 2 metres (obstruction free i.e. fence) or 2.4 metres x 6,
- Disabled Bay parking - 2.4 x 6 metres,
- Disabled Tandem parking - 2.4 x 6.6 metres,
- Hardstanding space abutting an exit deemed an emergency escape – 2.4 x 6 metres.

Following the above guidance, the LHA supplies the following comments.

The applicant proposes a parking provision of 15 spaces for the new dwelling(s).

These are in the arrangement of:

- 12 allocated bay parking space(s),
- 3 visitor parking space(s),

The dimensions of the space(s) are,

- Bay Parking Spaces – Measures 2.4 x 4.8 metres,

For the LHA to consider bay parking spaces towards the parking provision of the site they must first measure 2.4 x 4.8 metres (as per MfS guidance). The applicant has proved such. As a result, the LHA would consider the parking areas to supply a provision of 12 spaces.

- Visitor Parking Space – Measures 2.4 x 4.8 metres,

For the LHA to consider 3 parking spaces towards the parking provision of the site they must first measure 2.4 x 4.8 metres (as per MfS guidance). The applicant has proved such. As a result, the LHA would consider the visitor parking area to supply a provision of 3 spaces.

From inspection of these findings the LHA supply the following comments.

The above findings show that under WSCC and MfS Guidance the development will provide 12 allocated and 3 unallocated (visitor) parking spaces towards the provision of the site. This is 6 unallocated (visitor) spaces below the minimum recommendation made by the PDC.

The LHA requests the applicant seeks ways to implement these additional spaces within the site.

Cycle Parking

As per the WSCC Sustainability policy, the LHA wish to see cycle storage implemented in the form of lockable covered storage.

Turning

When reviewing the parking comments above, the LHA asks the applicant to consider the need for a turn on site.

Conclusion

Please raise the above with the applicant and re-consult. Until such time, the LHA are not able to supply final comments until we receive the requested information as said above.

Stephen Garrard
West Sussex County Council – Planning Services