

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	5 November 2021
LOCATION:	Land adjacent to Sefter School House Sefter Road Bognor Regis PO21 3EE
SUBJECT:	P/147/21/RES Approval of reserved matters following P/116/19/OUT for 4 No semi detached 3 bed & 2 No detached 4-bed dwellings with associated access, parking & gardens (resubmission following P/111/21/RES). This site is in CIL Zone 5 and is CIL Liable as new dwellings.
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.

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

Site Context & History

The access onto the application site is located on Sefter Road a public maintained highway. The LHA would view said road to be set within a rural setting.

The road is subject to a National Speed Limit. No current speed survey data is located within a reasonable distance of the access that would state otherwise.

As a result, the Local Highways Authority (LHA) will refer to Manual for Streets (MfS) & Design Manual for Roads and Bridges (DMRB) as guidance.

West Sussex County Council were previously consulted on highway matters for this location under P/116/19/OUT. This sought the Outline application for 4 No. semi-detached 3-bedroom houses & 2 No. detached 4-bedroom houses and access. The applicant proposed that the site would be served via a proposed access point.

No highways concerns were raised, consent was granted by the Local Planning Authority. The Local Highways Authority (LHA) therefore accepts that the principle of 4 No. semi-detached 3-bedroom houses & 2 No. detached 4-bedroom houses at this location as acceptable.

Access

The access details were secured under planning application P/116/19/OUT.

Vehicle Parking

Under Arun Parking Standards (adopted January 2020), the LHA would predict that 16 parking spaces would be enough for a development of this size and location.

The applicant proposes a 16-bay parking provision.

This is in line with Arun Guidance.

To summarise the LHA raises no concerns over the Vehicle Parking.

Cycle Parking

The applicant proposes to supply cycle parking in a garden shed style provision. The LHA are happy with this provision. The LPA may wish to seek more precise details on number of spaces.

To summarise the LHA raises no concerns over the Cycle Parking.

Electric Vehicle (EV) Parking

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 a garage or driveway, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards (adopted January 2020). Details of this can be secured via condition and a suitably worded condition is advised below.

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.

The LHA advises the LPA that if they are mindful to permit the above application than to attach the following conditions:

Conditions

Parking

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 always thereafter be kept 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 site 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.

Stephen Garrard
West Sussex County Council – Planning Services