

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Michael Eastham
FROM:	WSCC - Highways Authority
DATE:	3 September 2021
LOCATION:	Unit 3 Land At Salt Box West of Shripney Road Bognor Regis PO22 9NW
SUBJECT:	BE/121/21/RES Approval of reserved matters following BE/135/18/PL for appearance, landscaping and layout of Unit 3. This application may affect the character & appearance of the Shripney Conservation Area & is in CIL Zone 2 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

Unit 3 is recognised as benefiting from outline planning permission for a flexible B1/B8 use. Matters of access to the proposed unit 3 are covered by separate planning applications. The principle of development and access are therefore established.

There are no particular highway concerns with the layout as presented. 51 car parking spaces are proposed. Viewed against the Arun DC parking standards and dependent on the use class, there's either an over or under provision of parking spaces. This does assume that the unit will be 100% B1 or B8, which may not be the case. In the event the parking provision is inadequate, any overflow demands would be expected to be retained within the development rather than affecting the local highway network. The Local Planning Authority should consider the adequacies of the parking provision.

No highway objection would be raised. In light of those conditions on the outline consent, no further conditions would be sought for this reserved matters application.

Ian Gledhill
West Sussex County Council – Planning Services