

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	5 June 2020
LOCATION:	8 Longford Road Bognor Regis PO21 1AQ
SUBJECT:	BR/110/20/PD Notification for Prior Approval under Schedule 2, Part 3, Class M for the change of use from a shop (A1 shops) to 1 No dwelling (C3 Dwelling house).
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.

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

This proposal is for the change of use from Retail (A1) use to Residential (C3) use. The site is located on Longford Road, an 'B' classified road subject to a speed limit of 30-mph.

Under the current General Permitted Development Order (GPDO), it is considered that the change use from Retail (A1) use to Residential (C3) use is permitted development subject first to prior approval being granted. As part of the prior approval process, there are a number of matters to be considered, including those relating to highways and transport. However, the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic near the site.

Vehicular access currently exists to the site via a vehicle crossover providing access to a substandard hardstanding area. Visibility at the existing access appears sufficient for the anticipated road speeds in this location.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the change of use would exacerbate an existing safety concern.

The applicant proposes a NIL parking provision due to the substandard parking area (3.7 x 4 metres) as seen on WSCC Local Mapping. This considered, the LHA appreciate the sustainable location of the site, situated within close proximity to local shops, bus services and a train station, and consider that there are viable options for sustainable modes of transport to reduce the reliance upon the private car. Furthermore, the LHA anticipate that the level of traffic generated by this proposal would not result in an increase over the potential traffic generated through the retail use.

In principle, the current GPDO gives limited ability to consider wider highway and transport impacts beyond those set out. The prior approval is therefore considered acceptable in highway terms.

If the Local Planning Authority is minded to approve the application, they may wish to condition cycle parking.

Stephen Garrard
West Sussex County Council – Planning Services