

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 27th May 2010

**FROM: Ian Gledhill TO: Arun District Council
FAO: Susan Leeson**

SUBJECT: BR/117/10 - Demolition of existing office building and erection of 9 no studio apartments over 3 storeys and associated external works.

3, Spencer Street, Bognor Regis, West Sussex, PO21 1AP

CONSULTATION DATE: 19th May 2010

RECOMMENDATION:

Advice	☐	Modification	☐	More Information	☐
Objection	☐	No Objection	☒	Refusal	☐

There would be no objection to this proposal.

The site has a permitted B1a office use, with a nil car parking provision. The demolition of the existing building and replacement with 9 studio flats also with a nil car parking provision would have an immaterial impact in terms of traffic generation.

With respects to car parking, the WSCC Parking Standards are maximum provisions and are based on national guidance, and allow a developer to provide as much car parking as they consider appropriate providing a low parking provision does not result in any specific highway safety concerns. No specific highway safety issue would be identified as a consequence of this proposal. The Planning Authority may want to consider the implications of this proposal upon on-street parking.

The site lies within walking distance of frequent passenger transport and the facilities within Bognor Regis town centre. The location of the site therefore offers a realistic opportunity to travel by sustainable transport in line with current sustainable transport policy. Cycle parking is to be provided within the building.

**Ian Gledhill
Local Development**