

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Councils FAO: Stuart Corbey
FROM:	Highways, WSCC
DATE:	13/09/2018
LOCATION:	Clarence Gate, Clarence Road, Bognor Regis
SUBJECT:	BR/130/18/PO Application to remove a planning obligation dated 18th September 1987 under planning reference BR/75/87/ relating to age restriction
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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 Strategic Planning 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.

This proposal is for the removal of the existing age restriction planning condition on seven flats at Clarence Gate. The site is located on Clarence Road, a C-classified road subject to a speed limit of 30mph.

The age restriction is imposed on 7 of the 14 flats on site. The site has been within residential use for some time with allocated parking for residents. The removal of the age restriction condition from these flats is not anticipated to cause a material intensification of use of the site and access.

The LHA does not consider that the proposed development would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Nicola Fry
West Sussex County Council – Planning Services