

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	Highways, WSCC
DATE:	02/07/2018
LOCATION:	6-8, Waterloo Square, Bognor Regis, PO21 1SU
SUBJECT:	BR/143/18/PL Change of use from vacant arcade (Sui Generis) to include A1 (Shops), A3 (Restaurant & Cafe) & A4 (Drinking Establishment) & outdoor seating area, change of ground floor external facade & installation of external bin store. This application affects the character & appearance of The Steyne Conservation Area.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	See below for breakdown.

Comments

The site was an amusement arcade and cash casino until very recently and occupied the entire ground floor area of 367m², with its primary public access points. The proposals are served via an existing footway network and the proposals are served from Waterloo Square a 'D' class road subject to a 30 mph speed limit.

The new proposals are to be situated in a sustainable location as the site is within walking distance of public car parks and has close links with the public transport network. The proposal would also not be anticipated to generate an increase in vehicle movements with respect to the existing office use, and the peak usage times would not be expected to coincide with peak traffic levels in this area.

Local vehicular parking is available on street or at the local car parks. Parking for the flats above is located in Lennox Street Access is available for deliveries both within Waterloo Square and Norfolk Street.

Conclusion

The LHA does not consider that the proposed change of use would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 32), and that there are no transport grounds to resist the proposal.

Jamie Brown
West Sussex County Council – Planning Services