

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 30th June 2017

**FROM: Stephen Gee TO: Arun District Council
FAO: Simon Davis**

SUBJECT: BR/161/17/PD - Notification for prior approval under Part O for change of use from office (ClassB1(a)) to 14 No. residential apartments (Class C3).

6, York Road Chambers, Bognor Regis, West Sussex, PO21 1LT

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £

The Local Highway Authority acknowledges the permitted change of use from offices to residential subject first to prior approval being granted. As part of the prior approval, the LHA can consider only whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

No traffic flow information has been provided with the current application. However from experience of other similar proposals, the LHA recognise that offices generate more vehicle movements compared with residential developments. As such, there is no expectation for this proposal to give rise to any increase or material change in the character of traffic in the vicinity of the site.

Cycle Parking

No cycle parking is indicated on the proposed floor plan. Cycle parking should be provided in line with WSCC standards which would equate to 7 spaces within communal storage.

No objection is raised subject to the following condition.

Conditions

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

**Stephen Gee
Planning Services**