

Our Reference: 020.587/210720/SBr



21st July 2020

The Bothy, Cams Hall Estate, Fareham
Hampshire, PO16 8UT

Anita Gardner
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Dear Anita,

23 Mead Lane, Bognor Regis

I am writing with regard to the resubmission of a recent planning applicati



Road	Location	No. of Spaces	No. of Spaces Occupied	No. of Spaces Vacant
Hook Lane (East of Mead Lane/Hook Lane junction)	North Side	0	0	0
	South Side	10	4	6
Hook Lane (West of Mead Lane/Hook Lane junction)	North Side	13	6	7
	Southside	11	4	7
Madeira Avenue	East Side	8	2	6
	West Side	12	6	6
Glenway	North Side	4	2	2
	South Side	3	2	1
Northcliffe Road	East Side	0*	0	0
	West Side	12	2	10
Total		73	28	45

*parking along the east side of Northcliffe Road has been excluded on the basis that parking on both sides of the carriageway would prevent the flow of traffic.

Based on the satellite imagery from 14th September 2019 there appears to be considerable parking capacity on the local road network with 45 spaces vacant at the time that the satellite imagery was collected. It is acknowledged that the satellite imagery has been collected during the daytime, however, given the availability of off-street parking within the vicinity of the site we do not anticipate the demand for on-street parking to be sufficiently higher overnight to change the conclusions of the assessment.

It is also acknowledged that the site is situated in close proximity to the University of Chichester which may generate a level of parking demand particularly during the day. The university has however recently developed a sustainable travel plan that promotes greener travel options and supports students to use sustainable forms of transport when travelling to and from the University. Where students do drive to the site, parking facilities are available on the

Cont.



University Campus as well as in the Local Authority owned London Road car park, situated a 7-minute walk from the site. The university pays for the use of this car park and no direct charges apply to students using the available spaces. It is therefore expected that sufficient space will remain on the local road network during term-time to facilitate any demand arising from the proposed development.

Based on Arun Parking Standards, only four car parking spaces are required for the proposed quantum of development. It is evident that a considerably higher amount of parking exists on the road network and therefore the development proposals are not expected to cause any detriment to residential amenity including during term time and at night when it is anticipated that there will be a reduced demand for parking by students. When also considering that the existing 6-bedroom HMO could, without the need for further planning permission, generate a demand for 6 parking spaces, the proposals could in fact be seen to reduce parking demand on the local road network.

West Sussex County Council stated within their review of the proposals that: *'The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts 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'*. We therefore encourage Arun District Council to reconsider their previous recommendation for refusal in light of the additional information provided and to consider the resubmitted application favourably.

I trust that the information outlined above is helpful in allaying the Councils concerns regarding parking and demonstrates that the parking demand generated by the development can be accommodated within the immediately vicinity without resulting in detriment to existing amenity. However, should you wish to discuss any of the above, please do not hesitate to get in touch.

Yours sincerely



Spencer Bryan
Associate Director
Paul Basham Associates



