

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hannah Kersley
FROM:	WSCC – Highways Authority
DATE:	30 October 2024
LOCATION:	Winslade Court 10 Cavendish Road Bognor Regis PO21 2JW
SUBJECT:	BR/180/24/PL Change of use from 8 bedroom House in Multiple Occupation (HMO) to 11 bedroom HMO. This application is in CIL zone 4 and is CIL liable.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above full planning application (BR/180/24/PL) with regards to any highway safety or capacity concerns. The application is supported by way of a Planning Statement (PS).

Site Context and Access Arrangements

The application building is currently being used as an 8-bed House in Multiple Occupation (HMO) for many years. The proposal is for change of use from 8-bed to 11-bed HMO.

The existing access arrangements from Cavendish Road will be retained. Data supplied to WSCC by Sussex Police over a period of the past five years reveals there is no incident of personal injury near to the site access. This indicates there are no highway safety concerns relating to a road layout or geometry.

Sustainability

The site is situated in a sustainable location with many local amenities / services accessible by walking. Continuous and well-lit footway network is conducive to walking. Bus stops are located along B2166 within short distance from the development site. The nearest train station is Bognor Regis which is approximately within 500 metre distance.

Parking

The development will continue to have nil car parking provision. Under the WSCC Parking guidance (Updated August 2019), there is no longer a specific requirement for an HMO. Within the previous WSCC Car Parking Standards the anticipated demand for HMO is half space per room. The Local Highway Authority (LHA) will only consider the impact of overspill parking from a safety perspective. Matters of amenity would be a matter for the consideration of the Local Planning Authority. While it is likely that some overspill parking may occur, it is not considered that this would be detrimental to highway safety and key locations in the public highway are subject to enforceable parking restrictions.

A safe and secure bicycle parking provision is provided to the rear of the garden conveniently accessible through a side entrance.

Conclusion

The Local Highway Authority (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 (NPPF), paragraphs 114 -117, as revised in December 2023. Therefore, there are no transport grounds to resist this proposal.

Roopa Bilichodmath
West Sussex County Council – Planning Services

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Subject: Response To Application Number BR/180/24/PL at Winslade Court 10 Cavendish Road Bognor Regis PO21 2JW

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Regards

Roopa Bilichodmath

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to

[REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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