

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Arun District Council FAO: Hannah Kersley
<b>FROM:</b>	WSCC – Highways Authority
<b>DATE:</b>	14 November 2024
<b>LOCATION:</b>	47 Aldwick Road, Bognor Regis, PO21 2NJ
<b>SUBJECT:</b>	BR/187/24/PL Conversion & Change of Use of Single Storey Former Printers Workshop to Form 2-Bed Dwelling with Cycle Parking & Refuse Storage Facilities. This application is in CIL zone 4 and is CIL liable as a new dwelling.
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	Advice

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

This proposal is for the conversion & change of use of single storey former printers' workshop to form 2-bed dwelling with cycle parking & refuse storage facilities. The site is located on Aldwick Road, a B-classified road subject to a speed restriction of 30 mph.

There is no vehicular access or parking associated with this development. A dwelling of this size in this location would require at least two car parking spaces to meet the Arun Parking Standards. As such, vehicular parking would have to be accommodated on-street.

Whilst on-street parking is limited in the immediate vicinity, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the proposed nil car parking provision would result in a detrimental highway safety impact, nor give rise to a parking capacity issue. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. Weight is given to the fact the site is situated within a sustainable location, within walking distance of public transport links and public car parks.

The applicant proposes a cycle store to the rear of the site, which will provide secure cycle parking provision in accordance with WSCC Parking Standards.

The site is situated in a sustainable location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular buses available from Aldwick Road. Bognor Regis Train Station is situated approximately 1.2km north-east of the site.

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 115), and that there are no transport grounds to resist the proposal."

If the LPA are minded to approve the application, the following condition should be applied:

*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 to be 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.

**Liz Corcoran**

**West Sussex County Council – Planning Services**

[REDACTED]

WSCC Highways response

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
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**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** Response To Application Number BR/187/24/PL at 47 Aldwick Road Bognor Regis PO21 2NJ

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Please could the attached response be distributed to the relevant case officer.

Regards

Liz Corcoran

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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