

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSSC – Highways Authority
DATE:	12 November 2024
LOCATION:	69 Aldwick Road, Bognor Regis, PO21 2NW
SUBJECT:	BR/219/24/PD Prior notification under Schedule 2, Part 3, Class Ma for change of use to first and second floor to form 2 No 1-bed flats.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

This proposal is for prior approval for change of use of Class E commercial premises to Class C residential to form 2 No 1-bed flats. The site is located on Aldwick Road, a B-classified road subject to a speed restriction of 30 mph.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from Class E to residential (Class C3) subject first to prior approval being granted. As part of the prior approval process, there are a number of matters to be considered. This includes matters relating to highways and transport. However, the GPDO is quite clear as to what highways matter can be considered, namely whether the proposal is likely to result in a material increase or material change in the character of traffic in the vicinity of the site.

No vehicular access is associated with this site. No traffic flow information has been provided with the current application; however, class E uses tend to generate greater material movements than C3 residential. Therefore, the LHA does not anticipate that material movements associated with the site will exceed that of the existing.

Arun Parking Standards would expect a development of this size and location to provide at least two car parking spaces. The applicant proposes a nil car parking provision - consequently, parking would have to be accommodated on-street.

Comprehensive parking restrictions are in place on nearby roads, prohibiting parking in places that would be detrimental to highway safety. The LHA does not anticipate that the existing nil car parking provision would result in a highway safety concern or parking capacity issue in this instance.

Due to the location of the development within a sustainable location, it is not considered that occupants would be reliant on the use of a car. The LHA would request that secure and covered cycle storage be provided if there is space within the site to do so.

In summary, the proposal is not anticipated to result in a material increase or change in the character of traffic. Consequently, no highway concerns would be raised. In principle, the current GPDO gives limited ability to consider wider highway and transport impacts beyond those set out. The prior approval is therefore considered acceptable in highway terms.

Liz Corcoran
West Sussex County Council – Planning Services

From: Nicola Oktay on behalf of Planning.Responses
Sent: 13 November 2024 10:10
To: Planning Scanning
Subject: FW: Response To Application Number BR/219/24/PD at 69 Aldwick RoadBognor RegisPO21 2NW
Attachments: Response_BR-219-24-1.pdf

WSCC Highways response

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From: [REDACTED]
Sent: 12 November 2024 14:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number BR/219/24/PD at 69 Aldwick RoadBognor RegisPO21 2NW

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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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