

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	3 November 2020
LOCATION:	Gordon House Queensway Bognor Regis PO21 1QX
SUBJECT:	BR/222/20/PD Prior Approval under Schedule 2, Part 20, Class AA of the town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for an additional 5th storey providing a total of 17 No. flats.
DATE OF SITE VISIT:	Site known to officer
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	

The Local Highway Authority (LHA) has been consulted on the above Prior Approval application, with regards to any highway safety or capacity concerns. The application is for a 5th floor to be added to the existing building to accommodate a further 17 one and two bedroom flats.

In terms of trip generation this addition is not likely to add any significant trips on the highway network that could be considered to have a major impact in capacity or safety terms.

It is assumed a nil parking provision is proposed, there are no details supplied with regards to the transport side of the application. This is not ideal as some residents will own vehicles. Although the location does offer other forms of transport and connections to offer an alternative to the private motor vehicle. There are also at least 3 car parks in very close proximity to the proposal and some on street parking. Key locations of the highway are protected with parking restrictions, so in terms of highway safety the LHA would not be in a position to resist the proposal based on highway safety reasons; however the Local Planning Authority (LPA) may wish to consider parking from an amenity perspective.

Cycle parking/storage should be provided in line with Arun's Parking Standards SPD (Jan 2020). A provision of one cycle space per flat would be required.

Given the extent of works required and the central location a robust Construction Management Plan should be conditioned and supplied for review before any works commence.

Emma Avis - Planner
West Sussex County Council – Planning Services