WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council- FAO: Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	28 October 2020
LOCATION:	Richmond House, Queensway, Bognor Regis, PO21 1RR
SUBJECT:	BR/225/20/PD Prior Approval under Schedule 2 Part 20 Class AA of the Town and Country (General Permitted Development (England) Order 2015 (as amended) for additional 6th storey to provide 8 No. 1 bed flats.
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been consulted on proposals for prior approval for additional storey to Richmond House building to provide 8 x 1-bedroom flats.

The existing storeys are residential with commercial/retail on the ground floor. The site is located within walking distance of a range of amenities, services and public transport options in Bognor town centre with the Train Station being 0.2 mile distant.

There appears to be no vehicle access or dedicated car parking associated with the site. A nil car parking provision is proposed for the new development. Under Arun Supplementary Planning Document (SPD), 8 x car parking spaces may be provided for the proposal. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

Considering the accessible location of the site, in sustainable transport terms, the LPA should consider whether there is space within the site for a communal bicycle storage facility and may wish to secure details of this via condition.

The Local Highway Authority does not consider that the 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.

Katie Kurek
West Sussex County Council – Planning Services