

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	29 October 2020
LOCATION:	Knighton Chambers 39 Aldwick Road Bognor Regis PO21 2LN
SUBJECT:	BR/231/20/PD Notification for Prior Approval under Class O for change of use from office use (Class B1a) to residential (Class C3) - Conversion of existing office building into 15 No. self-contained residential units. [Please refer to the attached Planning Statement for full details.]
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice / No Objection
S106 CONTRIBUTION TOTAL:	n/a

The Local Highway Authority (LHA) has been consulted on the above notification for Prior Approval. The proposal is for conversion of the offices under permitted development rights to 15 residential studio flats. The property is located in a central location with good access to sustainable travel modes. The property currently has no parking on site, nor is any proposed.

In terms of traffic generation offices produce a higher trip rate than residential dwellings. On this basis there would be no intensification in trips on the network, if anything it would cause fewer trips too and from the site, therefore the LHA would raise no concerns.

In terms of parking, there is none on site currently and there is none proposed. Whilst this is not ideal for a residential development it appears that there are opportunities to park on street or in a car park that is close by. In terms of highway safety, key locations of the highway network around the site are protected against parking taking place in locations that may cause a highway safety issue. As parking would not be accommodated on site, but key locations of the highway network are protected there are no highway grounds to resist the proposal. The Local Planning Authority (PLA) may wish to consider parking from an amenity perspective though. The Planning Statement refers to the new WSCC guidance on Parking in New Developments. However Arun District Council have their own Parking Standards Supplementary Planning Document so this should be referred to.

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.

Emma Avis - Planner
West Sussex County Council – Planning Services