

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Amber Willard
FROM:	WSCC - Highways Authority
DATE:	9 November 2020
LOCATION:	Lock Medic 12 Station Road Bognor Regis PO21 1QE
SUBJECT:	BR/246/20/PD Prior notification under Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended under Schedule 2, Part3, Class C for the change of use from shops (A1) to Restaurant/cafe (A3).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

This Prior notification application is for change of use from shops (A1) to Restaurant/cafe (A3). The proposed restaurant will operate from 9:00-22:00 Monday to Friday and 9:00-23:00 Weekends and bank holiday.

The site is located on Station Road which is a C-classified road subject to 30mph speed restrictions.

No vehicular access or parking is associated with this proposal, and this seems to be the existing arrangement. However the LHA appreciate the sustainable location of the site, within a short walking distance to car parking, bus stops and Bognor Regis train station.

As such, the LHA consider that there are viable options for sustainable modes of transport to reduce the reliance upon the private car. Furthermore, existing staff and visitors to the shop would be by foot and considering that no parking is possible for the use, the LHA anticipate that the level of traffic generated would be of a similar nature. The proposed change of use is not anticipated to result in a material intensification of use.

Conclusion

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

Anastasia Toleva
West Sussex County Council – Planning Services