

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	21 January 2022
LOCATION:	1 Spencer Street Bognor Regis PO21 1AP
SUBJECT:	BR/277/21/PL Conversion of office building into 2 No 1 bedroom dwellings. This site is in CIL Zone 4 (Zero Rated) as flats.
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.

This application is for the conversion of office building into 2 x 1-bedroom dwellings. The site is located on Spencer Street, a classified road subject to a speed limit of 20mph.

No vehicular access to the site is proposed. A nil car parking provision is proposed for the new dwellings. Under the WSCC Car Parking Guidance (adopted August 2019), a total of 2 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.

The proposed site plan demonstrates cycle and bin storage to the rear of the site within a courtyard. Cycle storage should be secure and covered and any shared cycle storage facility should provide Sheffield stands within, to enable residents to secure their cycles. Details of cycle storage can be secured via condition.

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

If the LPA are minded to approve the application, the following condition should be applied:

Condition

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Nicola Fry
West Sussex County Council – Planning Services