

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	2 February 2022
LOCATION:	Rear of 73-75 Aldwick Road, Bognor Regis, PO21 2NW
SUBJECT:	BR/285/21/PL Change of use from Class E (retail) / B8 storage to C3 residential and the creation of three dwelling units through the conversion of the rear of nos. 73 & 75 and the erection of a part single storey / part two storey rear extension with associated amenity space and refuse / recycling stores.
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.

Summary

This proposal is for the change of use from Class E/B8 to C3 to allow for the creation of three residential dwellings, with the erection of part single-storey/part two-storey rear extensions and associated development. The site is located on Aldwick Road, a B-classified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Content

No vehicular access is associated with this site. Pedestrian access to the site will utilise an existing access on Aldwick Road. The LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

No vehicular parking is proposed for this development. Under Arun Parking Standards, the LHA would anticipate a parking provision of three parking spaces for a development of this size and location. Consequently, vehicular parking would have to be accommodated on-street.

Whilst on-street parking is limited in the area, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the proposed nil parking provision would result in a detrimental highway safety impact, nor give rise to a parking capacity concern. The LPA are advised to consider the potential impacts on on-street parking from an amenity point of view.

The applicant has demonstrated secure cycle parking provision, with each dwelling being provided with cycle stores for two cycles, in accordance with Arun Parking Standards. The inclusion of cycle parking provision will promote the use of sustainable transport methods and reduce the need for a private car.

The site is situated in a sustainable location within walking distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular bus services available from nearby bus stops on Aldwick Road. Bognor Regis Train Station is located approximately 1.2km northeast of the site.

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:

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.

Kyran Schneider
West Sussex County Council – Planning Services