

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Obafemi Okusipe
FROM:	WSCC - Highways Authority
DATE:	22 February 2022
LOCATION:	Selwood Lodge Hotel 93 Victoria Drive Bognor Regis PO21 2DZ
SUBJECT:	BR/29/22/PL Change of use from C1 Guest House to a 16 bed House in Multiple Occupation (Sui Generis) including first floor extension, demolition of existing detached garage and external alterations.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on full planning application BR/29/22/PL, with regards to any highway safety or capacity concerns. The application is supported by way of a Design and Access Statement.

The application site is located within a residential area to the north of Bognor Regis town centre. The site is currently occupied by an existing two storey detached building, used as a guest house (Use Class C1). The development proposals are for the change of use from C1 guest house to a 16-bed House in Multiple Occupation (Sui Generis) including first floor extension, demolition of existing detached garage and external alterations.

The guest house fronts onto Victoria Drive which is a two-way single carriageway 'C' road subject to 30mph speed limit. There are no parking restrictions along Victoria Drive or adjacent roads. There is no change proposed to the existing access. WSCC's online record for road traffic collisions have been interrogated which reveals there has not been a single incident along site access frontage. This indicates the site access has been operating in a safe manner in its present form.

The development will be made car free with the exception of a single vehicle parking space which will be retained for future use. This is justified given that the site is in a very sustainable location. Bognor Regis town centre and train station are situated within 300 metres of site. Bus stops located along Victoria Drive provides connectivity to nearby places. To encourage sustainable travel safe and secured cycle storage spaces for 18 nos. bicycles are provided at the rear of the property. Refuse collection will be carried out from the kerbside on the day of collection, in line with the existing arrangements.

The Local Highway Authority (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 (NPPF), paragraphs

110 -113, as revised 20th July 2021. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) mind 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 submitted to and approved by the LPA.

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

Roopa Bilichodmath
West Sussex County Council – Planning Services