

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	4 February 2021
LOCATION:	9-11 Station Road Bognor Regis PO21 1QD
SUBJECT:	BR/2/21/PL Change of use from commercial on ground floor & dwelling on first floor & conversion to the ground floor, first floor, loft & new first floor over the garage area to create bed & breakfast accommodation. This site is in CIL Zone 4 (Zero Rated) as other development.
DATE OF SITE VISIT:	Site known to officer
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	

The Local Highway Authority has been consulted on the above application with regards to any highway safety or capacity concerns.

From inspection of the planning documents the LHA understand that the cafe will remain and the B&B will be an addition, instead of the previous residential element on the other floors. A 10 bed B&B is proposed. Given the site location and access to local car parks and sustainable travel options, the LHA would raise no highway capacity concerns. This development is not expected to be a big trip generator.

In terms of parking one space is being lost. The accesses to the proposed 3 parking spaces appear small. Whilst a normal parking space is 2.4m x 4.8m, those proposed appear to have entrances that are 2.5m between support pillars, it would be a tight space to get in and out of. These will be in the form of under croft parking that will make them more difficult to enter than open plan parking, and this set up will reduce visibility for drivers reversing out and being able to see pedestrians using the footway or vehicles using Crescent Road. These manoeuvres are already taking place and there doesn't appear to be any record of this causing a safety concern, but visibility at present would be greater than it would be as proposed. The applicant may wish to review the parking layout and investigate measures to indicate to pedestrians more clearly that there will be vehicle movement here in this location throughout the day.

Emma Avis (MCIHT) - Transport PLanner
West Sussex County Council – Planning Services