

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	20 May 2021
LOCATION:	2 London Road Bognor Regis PO21 1QU
SUBJECT:	BR/301/20/PL Alteration, conversion and partial demolition of existing building including the addition of 2nd floor extension to form 3 No one bed apartments with associated refuse & cycle storage. 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 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 Planning Services 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.

The applicant proposes to alter the building to form 3 no. 1 bedroom dwellings with cycle parking.

The applicant propose no changes to the access arrangements of the site.

The applicant has proposed a NIL parking provision. WSCC Parking Demand Calculator (PDC) states that 3 parking spaces would be adequate for a development of this size. The LHA would not anticipate that a NIL parking provision would adversely effect highways safety in this location, as such any displacement caused would be seen as an amenity issue to be resolved by the LPA.

The site is in a sustainable location within walking and cycling distance of a range of public services, amenities and employment options. Buses and rail station provide a realistic travel opportunity for longer trips.

The Local Highways Authority (LHA) would not anticipate that future occupiers of the dwelling would be reliant on the use of a private motor vehicle. The applicant has demonstrated cycle parking to WSCC and Manual for Streets (MfS) guidance.

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.

The LHA advises the LPA that if they are mindful to permit the above application than to attach the following 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 the approved site plan.

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

Stephen Garrard
West Sussex County Council – Planning Services