

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	8 March 2022
LOCATION:	18-20 London Road Bognor Regis PO21 1PY
SUBJECT:	BR/38/22/PL Part conversion and extension of existing building to provide 6 additional storeys over existing rooftop, to provide for up to 104 No student residential units, with access from Bedford Street, associated servicing and ancillary accommodation, entrance and staircore extension to existing building to provide access from Bedford Street. (Resubmission of scheme approved under reference BR/270/18/PL). This application may affect the setting of listed buildings and may affect the character and appearance of nearby conservation areas. This application is in CIL Zone 4 (Zero Rated) as other development
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

Background

WSCC in its role of Local Highway Authority (LHA) has been consulted on this application and considers Access, Capacity and Accessibility. The transport aspects of the proposals are supported by way of a Transport Assessment (TA). These proposals are a re-submission of BR/270/18, therefore from the LHA's perspective the comments will be comparable to what was previously submitted.

The proposals are to provide 6 additional stories to the existing building and provide 104 student residential units for student usage. The proposed development will be situated above the existing Wilko retail store. The site is adjacent to the pedestrianised London Road and is accessed from Bedford Street adjoining to Morrison's Supermarket. Bedford Street is a one way 'D' class road subject to a 30 mph speed limit. Within the TA it is stated that the University of Chichester is the most likely candidate for taking the proposed student accommodation on.

Comments

The new units are situated in a sustainable location as the site is within walking distance of public car parks and has close links with the public transport network. The site is located within the centre of Bognor Regis and within this area of the town the site is close to a number of sustainable modes of transport including Bognor station and a wide variety of bus services. Each of these are all under 0.3km away from the site. Chichester University's Bognor Campus is within walking and cycling distance of the site all within the existing footway network. This is approximately 20 mins walk from the site and 10

minutes to cycle.

It has been stated with the TA that the measures will be in place for students within the units to try and dissuade the use of cars, these include travel deals on the U7 bus service, cycle parking within the site and promotion of home working. A nil car parking provision is therefore proposed for the new units. 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 detrimental 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. The proposals will include a secure and covered cycle storage facility for all residents.

Based on the above the proposals would also not be anticipated to generate any significant increase in vehicle movements which would warrant an objection in highway capacity terms.

Within the TA it is envisaged that during the construction phase of the development and the proposals will require the temporary suspension of some parking bays along Bedford Road should permission be obtained. The Applicant is advised that the appropriate temporary Traffic Regulation Order (TRO) will be required from the LHA prior to this being implemented. It is stated within the TA that a full Construction Management Plan (CMP) will be provided prior to works commencing.

Conclusion

The LHA considers that the site provides for safe and suitable access, and that the opportunities for sustainable transport modes have been satisfactorily taken up. It is not considered that the site will result in a severe residual cumulative impact on the operation of the local highway network. Therefore the proposals accords with paragraph 111 of the National Planning Policy Framework.

Any approval of Planning Consent would be subject to the following Condition:

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders), details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Jamie Brown

West Sussex County Council – Planning Services