

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Obafemi Okusipe
FROM:	WSCC - Highways Authority
DATE:	9 March 2022
LOCATION:	Prince Of Wales 1 Highfield Road Bognor Regis PO22 8BQ
SUBJECT:	BR/42/22/PL Change of use from public house (A4 Drinking establishment) to an 18-bed student accommodation. 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

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above full planning application 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 currently operational as 'Prince of Wales' public house (A4 Drinking Establishment). The development proposals are for change of use from public house to 18-bed student accommodation (4 x studios, 2 x 3-bed flats and 2 x 4-bed flats).

The site is located on a cul-de-sac at the corner of Hook Lane - Highfield Road, within Bognor Regis. Highfield Road is an unclassified road subject to 30mph speed limit. The existing access into the building from Hook Lane will be retained. WSCC mapping has been checked for visibility splays which seem adequate for the posted speed limit. An inspection of data supplied to WSCC by Sussex Police over a period of last five years reveals that there has been no incident reported near to the site access, which indicates the site access has been operating in a safe manner in its present form.

The site is within short walking distance (8-minute walk) from Bognor Regis town centre, which provides access to several shops, facilities, and local amenities. Bognor Regis train station and bus stops which are nearby to the site provide excellent connectivity to wider transport network. Therefore, the LHA consider the site is in a highly sustainable location.

The proposed development would provide no car parking spaces for the future residents. The existing 2 nos. car parking spaces will be retained for future uses. Upon review of the WSCC maps there seems to be 6-7 informal vehicle parking spaces in front of the public house. In terms of any on-street parking there are no waiting / loading and no parking enforceable restrictions in place to protect unsafe parking on the highway. As the LHA assess parking based on safety aspects the LHA

would raise no concerns to this, but the Local Planning Authority (LPA) may wish to consider parking from an amenity aspect.

As part of the development proposals, safe and secure cycle storage facility is provided for 18 nos. bicycles to the rear of the building. Bin store is provided to the rear of the building with easy access to the front of the building, to be collected from kerbside on the day of refuse collection.

No information is provided with regards to proposed trip generation. However, as the development is made car free, the LHA would not expect that the proposed person trips would raise any capacity or safety concerns on the local highway network.

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