

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hannah Kersley
FROM:	WSCC – Highways Authority
DATE:	10 March 2025
LOCATION:	St. Julianas Servite Convent Marian Way, Bognor Regis PO21 1PA
SUBJECT:	BR/5/25/PL Change of use from convent (Sui Generis) to residential use (C3) for adults with learning difficulties and autism with minor amendments to external appearance. This application may affect the setting of a listed building, may affect the character and appearance of the Upper Bognor Road and Mead Lane Conservation Area and is in CIL Zone 4 (zero rated) as flats.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above full planning application (BR/5/25/PL). The consultation seeks to assess highway safety and capacity implications of the proposed change of use. The application is supported by way of a Design and Access Statement (DAS) and associated plans.

The application building is a disused convent, located off Bognor Regis High Street. The proposal seeks change of use from convent (Sui Generis) to residential use (C3) for adults with learning difficulties and autism.

The development is accessed from High Street, via a private internal road Marian Way. High Street is subject to 30 miles per hour speed restriction. WSCC maps indicate adequate visibility along both sides of the site access. An inspection of collision data provided to WSCC by Sussex Police from a period of last five years reveals no recorded incidents of personal injury immediately near to the site access. This suggests there are no existing concerns relating to road geometry or layout. No alterations are proposed to the existing vehicular access arrangements.

The development proposes to retain 7 nos. vehicle parking spaces for the use of staff and visitors. Safe and secure cycle parking provision is made within the existing garage. Delivery and servicing are carried out in line with the existing arrangement.

The Highway Authority do not anticipate that the proposed change of use would give rise to a material intensification of vehicular traffic when compared to the existing use. Therefore, is not contrary to the National Planning Policy Framework (NPPF), paragraphs 114 -117, as revised December 2023. There are no transport grounds to resist this proposal.

Roopa Bilichodmath
West Sussex County Council – Planning Services

WSCC Highways response



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Subject: Response To Application Number BR/5/25/PL at St. Julianas Servite Convent Marian Way Bognor Regis PO21 1PA

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Please could the attached response be distributed to the relevant case officer.

Regards

Roopa Bilichodmath

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to

[REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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