

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	24 August 2022
LOCATION:	Salisbury House The Steyne Bognor Regis PO21 1TX
SUBJECT:	BR/63/22/PL Change of use of 5 No self-contained flats for adults with learning difficulties to 5 No self-contained flats and formation of 5 No further flats from HMO rooms, garage and office, repairs and decoration of external surfaces, minor alterations to elevation facing Sadler Street, change one window facing rear courtyard to French doors & apply obscure film to 2 windows in courtyard area. This application affects the setting of listed buildings, affects the character & appearance of The Steyne Conservation Area and is in CIL Zone 4 (Zero Rated) as flats. An amendment to the above application dated 15th August 2022 relating to:- Transport Technical Note.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The LHA has been re-consulted on this proposal following submission of Transport Statement prepared by Winston Developments Limited.

Within the previous highways response, provided on 27 May 2022 it was concluded that the proposal may result in 3 car parking spaces when compared to the existing arrangement. Currently the site generates the need for 8 parking spaces and as a result of the proposal 11 parking spaces are expected to be provided, assessed against Arun Car Parking Standards.

The site is located in Bognor Regis and benefits of footway links leading to local amenities and access to public transport. The closest bus stop is approximately 2mins walk northeast of the site (onto West Street) providing services to Bognor Regis retail park, Pagham and Chichester. Bognor Regis trains station is approximately 9min walk, providing frequent services to London Victoria, Southampton, Portsmouth, Littlehampton and Brighton.

The Steyne is subject to car parking controlled zone for permit holders only. The transport note outlines that a census carried within this area revealed that more than 50% of the households do not own a car and rely on the alternative transport modes for commuting.

A parking beat survey was undertaken between 3rd – 4th August within 200m radius from the site. Between various restrictions 19 parking spaces were available on the Wednesday (3rd) and 20 on Thursday (4th). Based on the above assessment, the site is situated in a sustainable location with potential to accommodate the overspill parking. Consequently, no highways concerns would be raised.

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 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded 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 the proposed plan.

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

Anastasia Toleva
West Sussex County Council – Planning Services