

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Mr S Davis
FROM:	WSCC - Highways Authority
DATE:	18 June 2019
LOCATION:	Prince Of Wales 1 Highfield Road Bognor Regis PO22 8BQ
SUBJECT:	BR/82/19/PL Change of use from public house (A4 Drinking establishment) to 4 No. 1 bed flats & 2 No. 2 bed flats (C3 Dwelling house). Remodel roof over single storey building. Minor alterations to existing facade.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	£

West Sussex County Council (WSCC) as the Local Highway Authority(LHA) has been consulted on the above application with regards to any highway safety or capacity concerns.

The proposal is for the change of use from a pub to residential flats (6). In terms of traffic generation the residential element would not be expected to give rise to any more vehicle trips than the previous use. In terms if parking it appears on street parking is available. It is not expected that parking would cause a highway safety issue. The property is in good walking distance of public transport to offer other travel options to the private motor vehicle.

The Local Highway Authority does not consider that the proposal for 6 dwellings 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 following conditions should be added to any grant of planning consent.

Conditions:

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 Local Planning Authority.

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

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.

Emma Avis

West Sussex County Council – Planning Services