WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	Alison Meeus Highways, WSCC
DATE:	10/07/2018
LOCATION:	The Richmond Arms, 224 London Road, Bognor Regis
SUBJECT:	**BR-142-18** Outline application with all matters reserved for the demolition and conversion of the existing public house with residential accommodation to 1st floor to form 10 residential flats over 3.5 storeys.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☑ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

The conversion of the 'The Richmond Arms' on London Road, Bognor Regis into 10, 1 bedroom flats has been considered by WSCC as the Local Highway Authority. No objection is raised subject to any conditions attached.

The site is located on the corner of Richmond Road and London Road and is sandwiched between the railway line to the west; and the road to the east. The posted speed limit is 30mph, and the site is well supported by good pedestrian infrastructure. Footways on either side of the road link to other parts of the town centre and adjacent to the site is a footbridge over the railway line. This provides a safe and quicker walking route to the west of the town.

Car parking is not proposed within the development and as such will be restricted to on-street parking bays. These are located outside the pub; and offer a 2 hour parking limit for visitors; and residents permit scheme. As such WSCC are satisfied with the parking proposals for the use.

Cycle storage will be provided in stores located in an area to the front of the building, and the train station and bus stops, are within walking distance. This provides a range of sustainable travel options and accords with the NPPF guidance for sustainable developments and current CHIT guidance.

A Construction Management Plan or statement should be submitted to the LPA for approval. This is to ensure that any hoarding, construction related traffic or temporary licences are considered.

Alison Meeus
West Sussex County Council – Planning Services

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 plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Temporary Works Required During Construction
The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.