

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council - FAO: Simon Davis
FROM:	WSCC – Highways Authority
DATE:	16 June 2025
LOCATION:	The Arcade High Street Bognor Regis
SUBJECT:	BR/97/25/PL Partial change of use from Class E to form 35 No residential units (Class C3), partial demolition of existing building, development of new retail and residential spaces, minor changes to existing elevations, new entrance to Arcade from Belmont Street, solar panels and other minor works to the existing building. This application may affect the setting of listed buildings and is in CIL Zone 4 (Zero Rated) as other development.
RECOMMENDATION:	More Information

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been consulted on proposals for change of use from commercial to residential (29 x 1-bed and 6 x 2-bed flats) with partial demolition and development of new residential and retail (54.9sqm open E class) space. Works are also proposed to the walkway through Arcade which is publicly maintained and comments have been sought from the Area Office in this regard.

The application is supported by plans and documents including a Parking Technical Note (TN) which addresses potential parking demand from the development against a car parking capacity survey. The LHA require further information on other aspects of the scheme in the form of a Transport Statement (TS) and Travel Plan Statement (TPS). The TS should outline the accessibility credentials of site (proximity to amenities, public transport, walking and cycling provision), trip generation assessment as well as clarification on works proposed on publicly maintained Arcade walkway and surround public footway.

Site Context

Belmont Street is D classified public highway subject to 30mph. The Arcade is currently public adopted covered walkway linking Belmont Street to High Street. There is no vehicle access nor off-street parking serving the site. LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There has been a recorded injury incident on High Street outside The Arcade. However, from an inspection of accident data it is clear that this was not due to any defect with the nearby road layout.

Belmont Street features controlled on-street parking and comprehensive road protection markings.

The town centre location lends itself well to use of accessible/sustainable transport modes by residents. Nevertheless, the credentials of the site in this regard should be set out by the applicant in a TS.

The Arcade

The LHA have consulted the Area Office on potential changes to The Arcade where this is publicly maintained highway and await their comments. It would be useful for the applicant to make clear what the changes to The Arcade are as it is challenging to see what changes are proposed to the covered walkway and whether building is occurring on/oversailing publicly adopted highway over what is existing on site.

Parking Demand

Under Arun SPD the 54.9sqm of E class (if retail) could see demand for approx. 4 spaces. If this space were used for financial/professional services or other use demand may be less. LHA is mindful of town centre location and comprehensive parking restrictions nearby. It is likely that visitors to the new retail unit would visit site as part of other trip, by foot or as part of a wider journey. With controlled parking

on street and public car park opposite the site, no concern is raised to there being no dedicated off-street parking for the commercial element.

The residential units could see demand for 35 car parking spaces for residents + 7 x visitor spaces based off Arun SPD. However, the LHA is mindful of the town centre location in terms of reducing need for residents to travel to reach amenities/services and proximity to public transport provision. A Travel Plan Statement should ideally be provided considering the nil parking provision and opportunity to encourage and promote sustainable/ active transport modes for residents.

The Parking TN sets out the parking capacity that will remain in the Regis Centre car park once the Premier Inn (BR/84/23 and theatre refurbishment (BR/142/23) applications are built out. Premier inn showed spare daytime capacity 38 spaces at peak times and it was concluded that the additional demand from theatre works would be at differing peak times and could be accommodated within the car park or other public car parks/ on-street nearby.

The TN also looks at car ownership data for the Marine ward area (0.54 per 1-bed and 0.71 per 2-bed) meaning that parking demand could further reduce from 35 to 20 spaces (+ 7 visitor). The TN posits that this could be accommodated within Regis Centre and other public car parks within 500m of The Arcade. Car parking capacity surveys were undertaken in 8 x town centre car parks and found spare capacity within these. The LHA raise no concern with nil parking provision.

Cycle parking details of 24 x spaces which is under provision. 1 x space per dwelling should be provided in line with Arun SPD.

CONCLUSION

Whilst the nil parking provision has been assessed from the highways point of view as acceptable, there are still a number of other matters that should be addressed within a TS and TPS:

- Accessibility credentials of site
- Demonstration of additional bicycle parking (residential and retail)
- Full clarification on works proposed to public highway (The Arcade), whether building on/over public highway etc.
- Trip generation data
- Servicing arrangements – where will residential bins be rolled to on collection day?
- TPS

Please ask the applicant for this additional info and re-consult.

Katie Kurek
West Sussex County Council – Planning Services

From: Nicola Oktay on behalf of Planning.Responses
Sent: 17 June 2025 10:50
To: Planning Scanning
Subject: FW: Response To Application Number BR/97/25/PL at The Arcade
Attachments: Response_BR-97-25-1.pdf

WSSC Highways response

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From: [REDACTED]
Sent: 16 June 2025 16:36
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Response To Application Number BR/97/25/PL at The Arcade

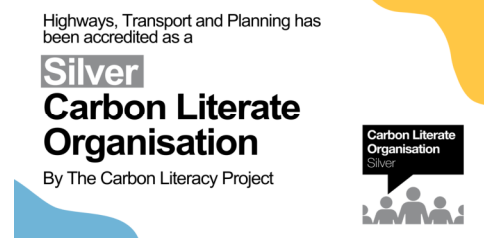
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[REDACTED]

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