

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	10 February 2022
LOCATION:	26 Felpham Road, Bognor Regis, PO22 7AZ
SUBJECT:	FP/15/22/PL Changing retail shop unit to a cafe which involves the installation of external new kitchen extract duct and bifold doors (resubmission following FP/246/21/PL). This site is in CIL Zone 4 (Zero Rated) as other development.
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.

Summary

This proposal is for the change of use of retail unit to café, with associated works. The site is located on Felpham Road, a C-classified road subject to a speed restriction of 20 mph in this location. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access

No vehicular access is associated with this site. Considering the proposed change of use to café, the LHA does not anticipate that the proposals would give rise to a significant material intensification of movements to or from the site, when compared with the existing retail use.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and Turning

A nil car parking is proposed, as per the existing arrangement. Under WSCC Parking Standards for E-Class Café uses, the LHA would expect a parking provision for 10 car parking spaces for a development of this size. Therefore, vehicular parking would have to be accommodated on-street or within nearby public car parks.

Whilst on-street parking is limited in the area, there are comprehensive parking restrictions on nearby roads prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the nil car parking provision would result in a detrimental highway safety impact, nor give rise to a parking capacity issue. The existing retail use operated a similar arrangement with no known safety issues. The LPA is advised to consider the potential impacts on on-street parking from an amenity point of view.

No details regarding cycle parking have been provided. Cycling is a viable option in the area and the applicant is advised to implement cycle parking provision, if there is space within the site to do so, to promote the use of sustainable transport methods.

Sustainability

The site is well connected by public transport, with nearby bus stops providing regular services towards Chichester and Elmer.

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.

Kyran Schneider
West Sussex County Council – Planning Services