

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:R. Castro-Parker
FROM:	WSCC - Highways Authority
DATE:	3 April 2019
LOCATION:	107 Felpham Way Bognor Regis PO22 8QB
SUBJECT:	FP/32/19/PL Conversion of part retail unit & storage area to form 9 No. residential units consisting of 3 No. 1 bed & 6 No. 2 bed dwellings & new access to rear.
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	£N/A

Site History/ Context

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), were previously consulted on proposals at the site for change of use from A1 retail to tyre fitting centre to which the LHA raised no objections. The application was refused by the Local Planning Authority (LPA).

The current submission is for conversion of retail unit and associated storage to 9 x residential units (3 x 1-bedroom and 6 x 2-bedroom apartments) with part of existing retail unit retained. Felpham Way is 'B' classified district distributor road (B2259) subject to 30mph speed restriction in this location. The LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been several recorded traffic incidents along Felpham Way in the vicinity of the site, however, from an inspection of accident data it is clear that these were not due to any defect with the nearby road layout or access arrangements.

Whilst there are no road protection markings on the northern side of the carriageway, the majority of properties are served by VCO's which restricts on-street parking. Double yellow line road markings on the southern side of the carriageway prohibit parking.

Access & Visibility

The site is accessed via a vehicle crossover from Felpham Way. The Application Form states that access alterations are proposed but it is not clear what these comprise. It would appear that a new VCO from the north is proposed, from the privately maintained Flax Mean. The applicant should obtain permission from the proprietor of the private road for any access works. It is not clear whether the existing access to the public highway (Felpham Way) will be modified or whether parking is proposed on the frontage for the retail/ residential use.

It is not clear whether the proposed access route within the site, accessed via Flax Mean, is for vehicular use. This is approximately 2.5m at its narrowest which is not sufficient for two cars to pass. It has not been demonstrated that a car can enter and turn on site and is not clear whether any off-street parking is proposed from the rear. There does not appear to be a Design & Access Statement to clarify these matters.

Parking Demand

Under WSCC Supplementary Planning Guidance (adopted November 2003) the existing non-food retail use could see a maximum parking demand of five spaces (1 per 20sqm floor space).

The WSCC Car Parking Demand Calculator envisions that a residential development of this scale and location could see a demand for seven spaces, on the basis that parking is of an unallocated arrangement. The retention of 50sqm of non-food retail floor space could see a demand for up to three spaces. The proposed use could therefore see an increase in parking demand over the existing use.

It is not clear from the plans and documents whether any off-street parking is proposed. The applicant should clarify these matters.

Accessibility

The site is served by street-lit footways of at least 2m width with nearest controlled crossing approximately 80 metre to the west. There are bus stops within walking distance with regular services to nearby towns and villages including Portsmouth, Chichester and Littlehampton. The Esso garage with limited retail is a short distance and Tesco Express is 0.2 mile distant.

It is considered that the site is suitable for use of sustainable transport means other than the private car with Bognor Regis Train Station a 10 minute bicycle ride distant.

Conclusion

The applicant should clarify the proposed access and parking arrangements in order for the LHA to fully assess the proposals. Please ask for this additional information and re-consult.

Katie Kurek
West Sussex County Council – Planning Services