

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	15 July 2021
LOCATION:	155 Middleton Road, Bognor Regis, PO22 6DF
SUBJECT:	M/88/21/PL Coffee trailer business to be located on the shingle area adjacent to the paved forecourt. This application may affect the setting of a listed building & 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 which include development residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Strategic Planning should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

Summary

This proposal is for the stationing of a coffee trailer business. The site is located on Middleton Road, a B-classified road subject to a speed restriction of 30 mph in this location. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Content

The site is served via two existing accesses on Middleton Road. Both accesses exhibit suitable visibility in both directions. Whilst the proposal may bring some additional movements to the site, the LHA does not anticipate that this would give rise to a significant highway safety concern. It is anticipated that due to the local nature of the proposal, a number of visitors to the proposed use would be local residents of Middleton and users walking or cycling and classed as 'pass by' trips.

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 existing accesses are operating unsafely or that the proposal would exacerbate an existing safety concern.

The site benefits from existing hardstanding which can be utilised for visitors. Given the scale of the proposed development, the LHA anticipates that the existing parking area will be sufficient for this proposal. There are also parking bays on-street that can also be utilised in the event that the hardstanding area is full. There are comprehensive parking restrictions in place on Middleton Road, preventing vehicles from parking in places that would be a detriment to highway safety.

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 109), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services