

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	8 June 2020
LOCATION:	13-17 Abbeyfield Richmond Avenue Bognor Regis PO21 2YE
SUBJECT:	BR/114/20/PL Conversion of existing vacant residential care home into 10no. flats.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a / £ See below for breakdown.

The proposal above has been considered and no objection is raised.

The site is located on Richmond Avenue in Bognor Regis, in a predominantly residential area. The conversion of the care home into flats, will be supported with car parking to the rear. This will provide 12 spaces, which are in line with WSCC car parking standards, and will be accessible from Nyewood Lane Access Road to the rear.

Rear Access Road

Nyewood Lane Access road is not maintained by WSCC and is a privately owned 'Q' class road. Its main use is to provide vehicular access to the rear gardens of properties on Richmond Avenue and Aldwick Road. It is wide enough to accommodate vehicular traffic at 5m in width, and refuse will be collected from this location.

Car Parking

The car park will have a 6m wide access; and create 12 spaces each at 2.4m x 4.8, as per manual for streets guidance. Ideally 1 space should be provided for disabled use in line with MFS. The access into the carpark is wide, at 6m this will allow a car to enter and exit simultaneously should this occur.

On-street parking within walking distance is also available in Richmond Avenue and the surrounding roads.

Cycle parking for each flat should be provided which is secure and covered as per NPPF guidance.

Construction Management

During the renovations the rear car park will also be used as the construction site and compound. This is shown in the construction management plan (313/07). The size of vehicles used will mainly be transit style vans, with the occasional larger deliveries which will be

Alison Meeus
West Sussex County Council – Planning Services

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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.