

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	9 June 2021
LOCATION:	Aronel Cottage Nursing Home 5-11 Highfield Road Bognor Regis PO22 8BQ
SUBJECT:	BR/135/21/PL Three storey side extension, additional 16 double bedrooms with en-suite, lift & additional living accommodation (resubmission following BR/234/20/PL). This site is in CIL Zone 4 (Zero Rated) as other development.
DATE OF SITE VISIT:	Site visited previously/site known to LHA Officers
RECOMMENDATION:	Advice
<u>S106</u> CONTRIBUTION TOTAL:	n/a

The Local Highway Authority (LHA) were previously consulted on a similar scheme at this site for 20 additional rooms, under planning reference BR/234/20. More information was requested to determine what parking requirements would be required. There are no set parking standards for Care/Nursing homes (class C2/E Commercial, Business and Service). Normally site-specific assessment based on a travel plan and specific operational needs is how parking and cycle spaces should be assessed. After reviewing the submitted documents previously there was no detail relating to staffing numbers, visitor numbers or any type of surveys specific to the site's use current or proposed.

It is noted that the application has been amended and re-submitted for fewer rooms (16), but with 7 parking spaces still proposed. Again no information has been provided to allow the LHA to determine if the proposed 7 spaces will fully cater for the site to prevent over spill parking onto the surrounding roads; however it is noted that the layout of the parking spaces has been improved compared to the previous application. Local junctions of the highway are also protected to prevent parking in unsafe locations so from a highway safety point of view there would be no concerns raised IF over spill parking occurred, but the Local Planning Authority may wish to consider over spill parking from an amenity perspective.

In terms of extra traffic generation due to the extension no information has been provided; however given the use of the site it is not expected to be a big traffic generator that would add significant levels of traffic to the highway network or local junctions (30 or more two way movements in any one hour).

The Local Highway Authority does not consider that the 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. The following conditions should be applied to any grant of planning consent.

Conditions:

Vehicle parking and turning - No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Construction plant and materials - No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Emma Avis (MCIHT) – Transport Planner
West Sussex County Council – Planning Services