

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	22 July 2020
LOCATION:	Former Royal Bay Residential Home, 86 Aldwick Road, Bognor Regis, PO21 2PE
SUBJECT:	BR/138/20/PL Temporary change of use from Care Home (C2) to temporary accommodation for seasonal agricultural workers for 12-month period.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information
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 up to 5 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.

This proposal is for the temporary change of use from residential care home (C2 Use) to temporary accommodation for seasonal agricultural workers for 12-month period. The site is located on Aldwick 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) requests additional information from the applicant, subject to the below comments.

The planning statement states that the proposed site would generate 50 movements per day. However, the applicant has not provided data in regards to the existing use. With regard to traffic movements and vehicles types, the applicant should provide details about the frequency and number of traffic movements that both the previous C2 use would have generated and what the proposed temporary accommodation is expected to generate. TRICS data should be used to demonstrate this. In addition, details of the vehicles that are proposed to use the site are required (including dimensions).

WSCC policy states that when an intensification of 50 or more movements per day is expected, a Stage 1 Road Safety Audit (RSA) is required. Depending on the information provided in return, the LHA reserves the right to request an RSA. The applicant should also produce a block plan, demonstrating parking layout. Demonstration of the ability for a minibus to park and turn on-site would be beneficial.

Please request the above from the applicant and re-consult.

Kyran Schneider
West Sussex County Council – Planning Services