

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	WSCC- Highways Authority
DATE:	15 July 2019
LOCATION:	9-11 Abbeyfield Richmond Avenue Bognor Regis PO21 2YE
SUBJECT:	BR/145/19/PL Conversion of existing vacant residential care home into 8no. flats.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	£ N/A

The parking arrangement to the rear of the site appears a very narrow arrangement. The parking spaces directly adjoining the rear access route (i.e. spaces 3, 4, 11, 12, 13) have insufficient room for a vehicle to manoeuvre to enter and then egress the spaces. It is anticipated that should all spaces be in use, a vehicle would not have the ability to manoeuvre to enter or egress parking space no. 10 without impinging on neighbouring spaces.

For guidance parking spaces should measure 2.4 x 4.8m and require 6m behind them to facilitate a 90 degree manoeuvre. The access road at this point has been demonstrated as measuring only 4.5m.

The Local Highways Authority (LHA) requests that the applicant either demonstrates through swept path diagrams that these spaces could be safely used or a re-assessment of the parking layout is undertaken to provide a more accessible option.

It has also been noted that where parking space no 1 is to be located, currently there exists a grey box which would impede on the available space and restrict vehicles parking within the allocated parking bay. This may result in vehicles overhanging the publicly maintained footway. It should be expressed whether the box is removable and if it will be removed to assess whether sufficient space will be achieved for a vehicle to park clear of the highway.

I note that bins are positioned to the rear of the property, will refuse be collected via the rear access? Will residents be required to place these bins roadside?

If refuse vehicles have to enter towards the rear of the site it should be demonstrated that a refuse vehicle could enter the access route and egress in a forwards gear, given the restricted space it is not considered that this would be achievable however. I advise that this matter is discussed with the refuse and recycling collection authorities.

Once the above has been addressed, please re-consult.

Jodie Wilkes
West Sussex County Council – Planning Services