

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	WSCC - Highways Authority
DATE:	05 September 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. More information received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

Background

The Local Highways Authority (LHA) has been consulted on the above proposal at 9-11 Abbeyfield, Richmond Avenue Bognor Regis. The LHA has previously requested additional information/amended plans relating to the parking layout and the servicing for recycling and waste vehicles. The applicant has now provided details relating to these matters.

Access and Parking

Access to the site occurs via three separate access points, including two proposed VCO accesses from Richmond Avenue and an existing rear access via Nyewood Lane access road which is privately maintained. The rear access road is an existing access point for properties along Aldwick Road and Richmond Avenue. The existing arrangement has a parking area to the rear of the care home accommodating 7 parking spaces. The access route although a narrow arrangement is an existing practise for residents of the adjacent properties'. There are no known highways safety concerns with the practise, and there have been no highways collisions or personal injury claims to flag any further concerns with the existing arrangement.

The newly submitted parking layout is an improvement over that previously submitted. the spaces are of sufficient dimensions to accommodate an average sized vehicle and 6m has been accommodated to the rear of these spaces to facilitate a turn on site.

The two vehicular parking spaces proposed to the front of the property will require two separate vehicular crossovers to be constructed, leading onto Richmond Avenue. The applicant will be required to contact the Area Officer for Arun to apply for a license to carry out these works on the publicly maintained highway.

It has been stated that the grey box currently fixed to the northern elevation of the property will be removed to facilitate one of these parking spaces. Currently there would be insufficient space to accommodate an average sized vehicle without overhanging onto the footway and causing an obstruction to pedestrians.

Refuse servicing has been outlined as occurring at the rear of the property as per the existing arrangement for the care home. The applicant has advised that currently the refuse vehicles reverse into the private lane to access the bin area. The LHA advises that these arrangements appear to have functioned for some time and there are no known concerns with the practise. Although not entirely desirable, the manoeuvre required occurs on an infrequent basis which would not be anticipated change as a result of this proposal.

Sustainability

Secure and covered cycle parking is also provided within the garden area of each property and promotes sustainable alternatives to the use of a car. This is advised to be sealed via condition alongside any consent of this application.

Shops and amenities are within short walking distance of the site; these are reachable on foot via linked and lit pedestrian footways. These are tactile paved along the major routes, namely when adjoining the B2166.

From the B2166 regular bus services operate and run routes between Bognor Regis, Aldwick Elmer and Chichester.

Bognor Regis railway station is a 15 minute walk/5 minute cycle from the site and allows sustainable methods of travel for commuters wishing to go to Brighton, Portsmouth and London.

Conclusion

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 109), and that there are no transport grounds to resist the proposal. Should the LPA be minded to approve this proposal, the following should be sealed via condition.

Conditions

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled Proposed Plans and numbered 288/03 revision A.

Reason: In the interests of road safety.

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.

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.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover license shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Jodie Wilkes

West Sussex County Council – Planning Services