

From: Amanda Scholes on behalf of Planning.Responses
Sent: 24 September 2018 09:02
To: Planning Scanning
Subject: FW: BR-231-18

From: Jamie Brown
Sent: 21 September 2018 15:40
To: Planning.Responses
Subject: BR-231-18

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	Highways, WSCC
DATE:	21/09/2018
LOCATION:	Ashley House, 120, Aldwick Road, Bognor Regis, West Sussex, PO21 2PB
SUBJECT:	BR/231/18/PL Part 2 & part 3 storey extensions, relocation of bin store & new cycle stores.
DATE OF SITE VISIT:	Yes-previously as part of the last application BR/100/16
RECOMMENDATION:	
S106 CONTRIBUTION TOTAL:	N/A

Summary and Background

An earlier application at this site was previously submitted in May 2016 (BR/100/16); this proposed the demolition of the existing care home to a House in Multiple Occupation (HMO) to provide team member accommodation on behalf of Butlin's Bognor Regis. WSCC in its capacity of LHA (Local Highway Authority) raised no objection to these proposals; however the application was subsequently withdrawn from consideration.

Pre-Application advice was sought from the LHA in February 2016 for the change of use from class C2 to an HMO. A site visit was undertaken and it was advised that the principle of development was acceptable subject to further information on the access and a travel plan for members of Butlins members of staff. In summary the proposals are acceptable from the LHA's perspective.

These development proposals are for a new block within the grounds of the site to replace the existing garage which will be demolished. The net increase is 15 bedrooms over the current arrangements at the site.

Access and Visibility

The property is on the Aldwick Road (B2166) which is subject to a 30mph speed limit. This road links into the centre of Bognor Regis. The site has previously been used as a care home under use category C2. The site will be accessed from Aldwick Road. As part of the proposals the previous application the applicant improved the accesses construction and relocated it to the east by 0.5m, this has been demonstrated on the submitted site layout plan. Given the minor amendments to the access, it was considered that the works offered an improvement and offered mitigation to what was proposed.

The road is a residential road with a speed restriction of 30mph, it would be appropriate for the development to be considered alongside Manual for Streets (MfS) guidance. Visibility splays, taken from a setback of 2.4m can extend 43 metres splays. MfS does provide some allowance for occasional on-street parking within the visibility splay and it would appear that in this area, where most properties have some sort of off-street parking facility, there is not an extensive demand for on-street parking particularly during peak movement time.

A review of the existing access indicates that, there have been no recorded accidents within the last 3 years and that there is no evidence to suggest that the existing access has any specific highway safety issues since the previous submission.

Trip Generation

Specific trip generation outputs have not been provided. The TRICS (Trip Rate Information Computer System) programme does not include HMO survey sites within the site allocations. However given the sustainable transport measures proposed by the applicant the number of vehicular movements associated with an additional 15 bedrooms is unlikely to see a material increase in traffic movements. In addition there are no known capacity and congestion issues within the immediate vicinity of the site, from a capacity perspective we are satisfied the proposal will not have a severe residual impact and not be contrary to Paragraph 109 of the NPPF.

Sustainability

The TS does consider access to services by other non-car modes. Bognor Regis train station and town centre is within reasonable walking and cycling distance. In closer proximity to the site Aldwick does have a parade of shops which provides a small supermarket and other retail outlets. Finally there is a bus stop a short walking distance to the west which links to Bognor centre and further eastwards. There are continuous footways for pedestrians and whilst cyclists would have to use the carriageway, traffic conditions are not considered such to dissuade trips by this mode. A Travel Plan Statement (TPS) is appropriate for this site, as opposed to a full Travel Plan with vehicle trip rate targets and TRICS SAM monitoring. The TPS largely accords with our requirements and is to be secured via condition.

Parking and Layout

There are no changes to the parking arrangements over earlier applications. In summary with the addition of the proposed shuttle bus for team members there will be 3 parking spaces provided at the site, two disabled spaces and one mini bus parking space. Sufficient turning space is available within the site to allow vehicles to turn and enter Aldwick Road in the forward gear.

There are waiting restrictions in operation along Aldwick Road. The LHA will only consider the impact of overspill parking from a safety perspective; matters of amenity would be a matter for the consideration of the Local Planning Authority. It should be noted that key locations in the public highway are subject to enforceable parking restrictions.

Conclusion

The LHA does not consider that the additional rooms at the property would have '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.

Travel Plan Statement (to be approved)

No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport.

Jamie Brown

West Sussex County Council – Planning Services

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