

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	19 November 2020
LOCATION:	Aronel Cottage Nursing Home 5-11 Highfield Road Bognor Regis PO22 8BQ
SUBJECT:	BR/234/20 Three storey side extension comprised of twenty nursing units linked to the existing nursing home building. This site is in CIL Zone 4 (Zero Rated) as other development.
DATE OF SITE VISIT:	
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	

The Local Highway Authority (LHA) has been consulted with regards to any highway safety or capacity concerns.

The site has two existing access/exit points onto Highfield Road and operates an in/out set up. The application form states there are currently two parking spaces however, the hardstanding has the capacity for more, as was observed when visiting the site. The application form states that 5 more parking spaces are proposed (total of 7 marked out spaces). Two of which appear to be in front of the garage/store which would make accessing the two end spaces behind The Price of Wales Public House impossible and render them unusable or involve double/tandem parking. Or is it the case that the garage/store is being removed to provide these two parking spaces? All parking spaces should measure 2.4m wide by 4.8m long and must have 6m behind each space to allow for manoeuvring in and out of the spaces, in-line with guidance in Manual for Streets (MfS) on parking layouts.

There is no justification provided for the level of parking proposed, nor any detail relating to the number of staff (existing & proposed). Under WSCC's Guidance at Parking in New Developments there is no set parking standard for Care/Nursing homes (class C2). 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 there is no detail relating to staffing numbers, visitor numbers or any type of surveys specific to this site's use. The Design & Access Statement states that Highfield Road falls within a control parking zone, this is incorrect. This section of Highfield Road is not subject to any parking restrictions or resident parking permits.

There is insignificant information provided at present for the LHA to support the application. The following information needs to be provided and surveys undertaken.

- Does the site have a Travel Plan and Co-Ordinator?

- Are there any surveys to indicate how people travel to the site?
- Information is required on the level of staff & shift patterns.
- Clarification is sought on if the garage/store is to be demolished?
- Have any parking surveys been carried out on Highfield Road to see what capacity if any there is to accommodate any on street parking that may overspill from the development?

The site would benefit from a Travel Plan to inform what parking is required on site and to encourage the use of sustainable travel modes. Please re-consult once the above information has been provided.

Emma Avis - Transport Planner
West Sussex County Council – Planning Services