

TO: HAPA Architects FAO – Stuart Paine

FROM: Katie Kurek

SUBJECT: PRE-056-17

Residential Care Home and we are proposing to change the use to a HMO.

92-94, Aldwick Road, Bognor Regis, West Sussex, PO21 2PD

RECOMMENDATION:

Advice ☒ Modification ☐ More information ☐

Objection ☐ No objection ☐ Refusal ☐

The Highways Authority has been consulted for pre-application advice in regard to the proposed residential development for House in Multiple Occupation (HMO) at 92-94, Aldwick Road, Bognor Regis, West Sussex, PO21 2PD. We currently operate a scheme of charging for detailed highways and transport pre-application advice to enable this service to be provided to a consistent and high standard. Please find further information on our charging procedure at the link below:

<http://www.westsussex.gov.uk/default.aspx?page=10056>

Parking Standards adopted by WSCC in November 2003 provide maximum standards for car parking provision. An HMO use could see a demand for 0.5 spaces per HMO unit/room. The floor plans appear to show 22 rooms therefore the HMO could result in a maximum demand for 11 car parking spaces. This is anticipated to be an increase over the demand the existing C2 use care home could have created. The existing plans appear to show 20 rooms. Parking standards for this use require 1 car parking space per 20 residents plus visitor parking of 1 space per 8 residents and staff spaces of 1 per five residents. A maximum demand for 8 spaces results. Nevertheless it is likely that the rear parking area via the private road was not in use for visitor parking with the care home use and only provided staff space.

Four car parking spaces to the rear will be provided plus an additional disabled car parking space. Whilst there is a shortfall vehicle movements are likely to be concentrated to peak times with the HMO use and the standards are a maximum where a "zero standard is not considered appropriate" some provision will be in place. Parking restrictions on street nearby would ensure that any overspill parking could not occur in locations that would be detrimental to highway safety and would be an amenity issue for the LPA to assess.

The workability of a car separately being able to access each space may be required to be demonstrated at full application stage. We appreciate that access is via a private road and thus the ability to turn on site, whilst preferential, would not be reason to resist the proposal.

I would advise increasing the bicycle storage where possible. There is no separate standard for bicycle storage with an HMO use thus considering the location proximity to rail station would advise that bicycle standards applied to a 1 bed flat be used (0.5 space) therefore 11 cycle storage spaces are advised.

The Highway Authority would require the following documents to be submitted as part of any future application:

- A site location plan scale (1:1250) with site boundary indicated
- Schedule of existing uses including planning history with reference numbers
- Description, including site layout plans, of the proposed development and schedule of uses
- Reference to supporting national, regional, and local planning documents and policies
- Parking strategy, including provision of parking for all modes of transport

I have attached a link to our Local Design Guide which provides further advice on how MfS is to be interpreted and applied within West Sussex.

I have also included a link to our parking standards which we adopted in 2003 as Supplementary Planning Guidance (SPG) and that sets out parking standards for development in West Sussex. However, in September 2010 a new approach to parking in residential developments was adopted and changes to the original SPG which are affected by the September 2010 changes have been highlighted in the

'Guidance on Car Parking in Residential Development' document provided in the link below. This also contains recommended levels of cycle provision.

Manual for Streets:

[Manual for Streets](#) and [Manual for Streets 2](#)

DMRB supplementary documents TD/93:

<http://www.dft.gov.uk/ha/standards/dmr/vol6/section1/td993.pdf>

Local Design Guide:

<http://www.westsussex.gov.uk/default.aspx?page=10056> – available under Resources

WSCC car parking standards:

<http://www.westsussex.gov.uk/default.aspx?page=10056> – available under Resources

Katie Kurek

Planning Services