

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: James Cross
FROM:	WSCC - Highways Authority
DATE:	22 April 2020
LOCATION:	Aldwick Housecare Home 45 Nyewood Lane Bognor Regis PO21 2SJ
SUBJECT:	BR/86/20/PL Part change of use from a 32-bed nursing home (C2 Residential Institutions) to a 38-bedsit House in Multiple Occupation (sui generis) comprising 24 No single person & 14 No two-person bedsits along with separate shower rooms & wcs, demolition of rear conservatory & store & erection of single storey rear extension & with minor external alterations to side elevations & insertion of 4 No roof lights on rear elevation, This application is not CIL Liable.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a / £ See below for breakdown.

The proposal to change the use of the existing 32 bed nursing home to a 38 bedsit HMO for 52 people has been considered by WSCC, as the CHA. A Transport Assessment and Travel plan has been submitted to support the application which WSCC raises no objection to subject to any conditions attached.

Access

The nursing home is located on a residential street on the corner of two 30mph roads in the town of Bognor Regis. Nyewood Road and Richmond Road provide good walking routes into the Town Centre and surrounding areas, and there is currently no parking within the site, but a small driveway is accessible from Richmond Road, providing a driveway parking arrangement.

The proposals will see this area re-configured to provide a bin store area however; it is unclear if this will be kept and how this will be managed. If this is to be in use by visitors or staff this will need to be marked out to avoid it being used by other people. Please can the applicant confirm how this space will be used.

Parking

Whilst there is the ambiguous driveway space. The current plans do not include any specific on-site parking. As such all parking related to the site would need to take place on-street. A Transport Assessment and Travel Plan has been provided to cover these issues as follows: -

Transport Assessment

The TA submitted suggests that the site is already in a highly sustainable location, and given the nature of the accommodation, (bedsits), it is anticipated that many occupants would not own a car. However; the TA has included the census data for the ward to give a worst-case scenario and to summarise this reveals that even with 45-55% of residents owning a car this would equate somewhere between 17-21 parking spaces, as a worst-case scenario.

A parking beat survey was undertaken using the Lambeth Methodology and this has concluded that during an overnight period there is a good number of parking spaces free for use with 30% of spaces unused.

WSSC are satisfied there would be enough on-street parking for the proposal should there be a demand which given the nature of the site will likely be on the lower end of the scale rather than the worst-case scenario.

Pedestrian footfall is likely to increase as a result of the HMO, however as mentioned before the site is in a residential location with excellent footways of circa 1.5m, and pedestrian crossings are in place at junctions which may be difficult to cross.

Travel Plan

The residential travel plan will also help to keep the site as sustainable as possible and the provision of 40 cycle storage shelters will also help to encourage less car use and help to achieve the 5% reduction target over the 5-year travel plan period. A Travel Plan co-ordinator will also be appointed to ensure the plans aims and objectives are delivered and monitored.

Road Safety

In the last 3 years there have been 3 recorded casualties and collisions, one did involve a cyclist however none of the details show any patterns or any cause for concern over the nature of the highway layout.

Summary

WSSC do not consider this application to cause any material highway safety or capacity issues, as such no objection is raised.

Alison Meeus West Sussex County Council – Planning Services

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.

Travel Plan (approved document)

Upon the first occupation/commencement of use, the Applicant shall implement the measures incorporated within the approved travel plan. The Applicant shall thereafter monitor, report and subsequently revise the travel plan as specified within the approved document.

Reason: To encourage and promote sustainable transport.