

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSSC - Highways Authority
DATE:	19 May 2022
LOCATION:	Former Royal Bay Residential Home, 86 Aldwick Road, Bognor Regis, PO21 2PE
SUBJECT:	BR/97/22/PL Continued use of former Care Home (C2) as temporary accommodation for seasonal agricultural workers (resubmission following BR/213/20/PL). This site is in CIL Zone 4 (Zero Rated) as other development.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This proposal is for the continued use of a former care home (Use C2) as temporary accommodation for seasonal agricultural workers. The site is located on Aldwick Road, a B-classified road subject to a speed restriction of 30 mph in this location.

WSSC in its role as Local Highway Authority (LHA) previously provided comments pertaining highway matters for this site for application BR/213/20/PL, of which the original permission for the proposed use was sought. The LHA raised no objections to the proposals and the Local Planning Authority (LPA) permitted the application.

From inspection of the application documents, the applicant proposes the continued use of the premises as accommodation for seasonal agricultural workers. The access/parking arrangements will remain as existing, and there are no plans to increase capacity of the premises.

An inspection of collision data provided to WSSC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access arrangement is operating unsafely or that the continued use would exacerbate an existing safety concern.

Considering the above, the LHA raises no highway safety concerns for the sites continued use as accommodation for seasonal agricultural workers. The LPA are advised to refer to the LHAs consultation response for the previous application at this site for specific highway comments.

In conclusion, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services