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ARCHITECT

## **Parking and Access Statement**

**The Old Manor House (1 Summerley Lane), Felpham, Bognor Regis,  
PO22 7HN**

### **1. Introduction**

This statement details the parking and access arrangements associated with the proposed change of use. It confirms that the development will maintain existing parking capacity and result in a reduction in overall traffic generation compared with the previous nursing home use.

### **2. Existing and Proposed Access**

Access to the site remains via the existing driveway from Summerley Lane, which provides good visibility in both directions.

The internal courtyard layout allows for vehicles to enter and exit in forward gear, ensuring safe manoeuvring and minimal impact on the public highway.

### **3. Parking Provision**

The rear courtyard provides eight off-street parking spaces, including:

- One accessible bay (sized to current standards).
- Seven standard guest spaces, which may be allocated to individual rooms as required.

Separate parking is retained for the on-site owner and staff within the residential curtilage of the retained dwelling, ensuring that guest spaces remain fully available at all times.

Parking space dimensions comply with Arun District Council's current design standards, and the surface will be resurfaced and levelled to provide a clean, safe finish. The surface type (permeable or sealed) will be confirmed in line with the Drainage Strategy to ensure appropriate surface water management.

### **4. Traffic Generation**

The proposed use will not increase traffic relative to the former nursing home, which generated frequent trips from staff, visitors, and service vehicles.

In contrast, the short-stay guest accommodation will result in lower intensity vehicle movements, typically limited to one arrival and one departure per guest per stay.

Key points:

- Reduced traffic compared to historic institutional use.
- No intensification of the existing access point.
- Retention of existing parking capacity.
- Provision of six secure cycle parking spaces on site to encourage sustainable travel.

## **5. Accessibility and Safety**

The courtyard layout provides direct level access to ground floor units and short walking routes to all entrances.

Lighting will remain low-level and sympathetic to the building's traditional character, ensuring both guest safety and minimal light spill toward neighbours.

## **6. Conclusion**

The proposed parking and access arrangements are safe, sufficient, and proportionate to the scale of the development.

They:

- Maintain adequate on-site parking for all guests.
- Ensure separation between residential and visitor parking.
- Provide compliant accessible and cycle parking.
- Reduce overall traffic intensity compared with the previous care facility.

The development therefore complies with the NPPF, WSCC Highway Design Standards, and Arun Local Plan Policy T SP1 (Transport and Access).