

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	WSSC – Highways Authority
DATE:	16 January 2026
LOCATION:	Land East of Heath Place Bersted PO22 9SL
SUBJECT:	BE/143/25/OUT Updated description from Simon Davis of Arun DC on 19th December 2025. Outline application with details of access, landscaping, layout, and scale (appearance is reserved) for the erection of a 3-storey building comprising of under-croft car parking and bicycle store, 2 No floors of 4 No self-contained flats on each (8 No flats in total) with pedestrian access formed onto Ash Grove.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

The proposal to create 8 flats with car and cycle parking on Land east of Heath Place, Bested, has been considered by WSSC as the County Highway Authority. No objection is raised subject to any conditions attached.

Access

Access will be taken from Heath Place into a private road providing access to an employment area including light industrial, office and storage and distribution businesses.

Sustainability

The site is located on the edge of a residential area and is well served by local buses (the 603 and 707), with the nearest stop a 10-minute walk away. Local shops, known as the Shripney Business Park, which is Bognor's out of town shopping area includes supermarkets, and retail outlets such as home bargains, B and M, and Matalan which are all within a 20-minute walk from the site, or a 5-minute cycle ride via an off-road shared use cycle path. WSSC consider the site to provide realistic sustainable travel options.

Car & Cycle Parking

The flats will provide 1 car parking space per dwelling. Each parking space will be created with the dimensions 6 x 3m and also include a cycle parking space for each flat in dedicated stores in the under-croft parking area. Whilst this number of parking spaces is below the recommended number of 2 spaces per flat, in the WSSC car parking guidance document, given the site's location and number of bedrooms it would be considered acceptable to reduce this.

However, visitor parking should still be offered at 0.2 spaces per dwelling. This would equate to 2 spaces (rounded up). Since this type of parking would be in demand on

evenings and at weekends, there would likely be parking available for visitors in the Heath Place car park, or within the access road.

The applicants will need to consider the needs of the business use alongside the residential use and provide a plan of how they can support additional parking needs for visitors and deliveries however as the road does not form part of the public highway this is stated in an advisory capacity.

Trips

The number of trips associated with 8 flats would be low. As a rule of thumb flats create a trip rate of between 1.7-3.3 vehicle trips per day. Therefore, if we take the higher rate of 3.3, 8 flats would generate 26 trips a day which would equate to around 3 trips in the am and pm, peak hour. This is considered low and would not create any highway safety or capacity impacts requiring mitigation.

Construction

WSCC would require the applicant to provide a construction plant and material plan and submit this to the LPA for approval as the site is quite constrained and construction vehicles and builders' vans could impact the use of the access road to the commercial units. This is to ensure the construction period does not create obstructions on the nearby highway.

An informative is also attached should the applicant use Ash Grove for temporary use of the highway for skips, or hoarding etc.

Alison Meeus West Sussex County Council – Planning Services

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Temporary Works Required During Construction




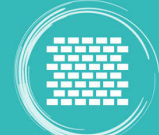



The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the highway limits, the provision of cranes over-sailing the highway.

PL-Consultation- WSCC Highways response

Arun District Council, Civic Centre, Maltravers Rd
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www.arun.gov.uk

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Sent: 16 January 2026 13:08
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Please could the attached response be distributed to the relevant case officer. Simon Davis

Regards

Alison Meeus

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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