

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	WSCC – Highways Authority
DATE:	30 March 2026
LOCATION:	Land East of Heath Place Bersted PO22 9SL
SUBJECT:	BE/15/26/PL Erection of a 3-storey building comprising of under-croft car parking and bicycle store, 2 floors of 4 No self-contained flats on each (8 No flats in total) with pedestrian access formed onto Ash Grove. This application is in CIL Zone 4 (Zero Rated) as flats.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above full planning application (BE/15/26/PL), with regards to any highway safety or capacity concerns. The application is supported by a Planning Statement and associated plans.

Background and Site Context

The application site will be accessed from Ash Grove a “C” class road which is located to the north of Bognor Regis town centre, the road serves several industrial and commercial outlets. The road is subject to 30 mph speed limit. The development proposals are for erection of a 3-storey building comprising 8 nos. flats (Class C3), under croft car park for 8nos. vehicles and a bicycle store, with pedestrian access formed onto Ash Grove. The site was subject to a previous application for a similar scheme under application ref: BE/143/25/OUT. The application was refused but not relating to highway safety or capacity matters.

Access and Visibility

The site does have an existing vehicular access onto Ash Grove with no modifications proposed to the existing access arrangements. The access is of sufficient geometry to accommodate the anticipated level of vehicular activity. Sightlines along Ash Grove from the existing point are considered acceptable for the posted speed limit.

WSCC’s online record for road traffic collisions has been interrogated which reveals there has been no personal injury accident near to the site access in the last five years. This indicates the site access has been operating in a safe manner in its current form.

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. WSCC consider the site to provide realistic sustainable travel options.

The Highway Authority advise the provision of dropped kerb and tactile paving along both sides of Ash Grove near to the pedestrian access for safe pedestrian crossing.

Parking

The flats will provide 1 car parking space per dwelling. Each parking space will be created with the dimensions 6 x 3m and include a cycle parking space for each flat in dedicated stores in the undercroft parking area. Whilst this number of parking spaces is below the recommended number of 2 spaces per flat, in the WSCC 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.

Highway Capacity

Given the scale of the proposal, WSCC have carried out a trip estimation exercise using TRICS database which reveals no material increase in traffic movements. In addition, there are no known capacity and congestion issues within the immediate vicinity of the site. From a capacity perspective, the Highway Authority are satisfied the proposal will not have a severe residual impact.

Conclusion

The Local Highway Authority (LHA) do 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 (NPPF), paragraphs 114-117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) mind to approve the application, the following conditions should be applied:

CONDITIONS

Vehicle Parking

No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide adequate on-site car parking and turning space within the development.

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 LPA.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Reason: In the interests of road safety.

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 of all temporary contractor buildings, plant and stacks of materials, provision for the temporary parking of contractor 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.

INFORMATIVES

Works within the Highway – Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader [REDACTED] to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Roopa Bilichodmath
West Sussex County Council – Planning Services

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Sent: 30 March 2026 10:02

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Response To Application Number BE/15/26/PL at Land East of Heath Place Bersted PO22 9SL

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Please could the attached response be distributed to the relevant case officer.

Regards

Roopa Bilichodmath

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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