

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hebe Smith
FROM:	WSCC – Highways Authority
DATE:	2 April 2026
LOCATION:	Land West of 26 Greystone Avenue Bersted PO21 5EA
SUBJECT:	BE/18/26/PL Erection of 1 No detached four-bedroom dwelling (self build) with associated car parking, bike store and landscaping. This application is in CIL Zone 4 and is CIL Liable as a new dwelling.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application is for the erection of 1 No detached four-bedroom dwelling (self build) with associated car parking, bike store and landscaping. The site is located on Loats Lane, a privately maintained shared access road, as such these comments are considered advice only. The nearest publicly maintained highway is Chichester Road, a B-classified road subject to a speed limit of 30mph.

The proposed dwelling will be accessed via the existing private shared access currently serving three dwellings. No alterations to the existing access onto Chichester Road are proposed. The proposed dwelling is not anticipated to result in a material intensification of use of the existing access point.

The proposed plans indicate that two parking spaces will be provided on site, in a tandem arrangement. The WSCC car parking demand calculator anticipates that a minimum of three parking spaces would be required for a dwelling of this size and location. The applicant is advised to consider whether a third parking space could be accommodated on site without compromising the ability for vehicles to turn on site to be able to exit onto the public highway in a forward gear.

The site is located within an existing residential area, within proximity to local shops and services and public transport links. Cycling is a viable option within the vicinity, and a secure bike store has been proposed within the site boundary to encourage sustainable transport methods.

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 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plan.

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

Nicola Elliott
West Sussex County Council – Planning Services

From: Elaine Walby on behalf of Planning.Responses
Sent: 07 April 2026 10:31
To: Planning Scanning
Subject: FW: Response To Application Number BE/18/26/PL at Land West of 26 Greystone Avenue Bersted PO21 5EA
Attachments: Response_BE-18-26-1.pdf

PL- Consultation- WSCC Highways response

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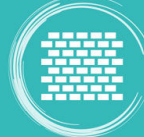
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From:
Sent: 02 April 2026 12:39
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number BE/18/26/PL at Land West of 26 Greystone Avenue Bersted PO21 5EA

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

Regards

Nicola Elliott

Please do not reply directly to this email.

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

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