

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Susan Haley
FROM:	WSCC – Highways Authority
DATE:	6 May 2026
LOCATION:	35 North Bersted Street, Bognor Regis, PO22 9AA
SUBJECT:	BE/26/26/HH The proposal is to construct a new residential driveway at the front of property No. 35, North Bersted Street. The work involves removing a section of the existing grass bank and installing a ramped access driveway surfaced with 14mm grade stone chippings. The new drive will provide off-street parking and improved access to the property. The design includes a planted border, a low retaining wall with natural stone facing, and a rumble strip at the pavement edge. A vertically slatted screen with climbing plants will be positioned on one side to provide visual screening and maintain privacy. The development retains existing green features where possible and enhances the frontage with soft landscaping.
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 ramped access across grass verge to create new driveway to front of property, including boundary treatments. The site is located on North Bersted Street, a C-classified road subject to a speed restriction of 30 mph.

The applicant proposes a new vehicular crossover (VCO) on to North Bersted Street. The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

The current WSCC Area Office policy does not permit the construction of vehicle accesses in parking laybys. This is to ensure that existing designated residents and visitor parking is maintained for all on a first come, first serve basis.

In addition to the above, the Area Office do not permit access that cross an expanse of grass verge, which may be considered an amenity area. The Area Office may consider any grassed area to be an amenity area; however, they are more likely to consider the length of grass/verge from the kerb to the private residence of 3.0m of grassed area to be an amenity area. The Area Office has been consulted regarding a VCO in this location and confirmed that it is unlikely that a license will be granted.

Notwithstanding the above, from inspection of local mapping, there are no apparent visibility concerns with the proposed access point. The proposed driveway is of suitable size to accommodate one car parking space. On-site turning does not appear achievable, so cars may have to exit the site in a reverse gear. However, this is not anticipated to give rise to any adverse highway safety impacts in this location.

Therefore, whilst no highway safety concerns would be raised for the proposals, the applicant should be made aware that they are unlikely to be granted a licence for the proposed access works, as the proposals are contrary to current WSCC Area Office policy.

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

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional

information about the licence application process can be found at the following web page:
<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Liz Corcoran
West Sussex County Council – Planning Services

[REDACTED]

From: Elaine Walby on behalf of Planning.Responses
Sent: 07 May 2026 16:17
To: Planning Scanning
Subject: FW: Response To Application Number BE/26/26/HH at 35 North Bersted StreetBognor RegisPO22 9AA
Attachments: Response_BE-26-26-1.pdf

PL- Consultation- WSCC Highways response

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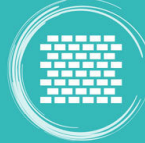
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From: [REDACTED]
Sent: 06 May 2026 10:50
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number BE/26/26/HH at 35 North Bersted StreetBognor RegisPO22 9AA

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

Regards

Liz Corcoran

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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