

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Arun District Council FAO: Hannah Kersley
<b>FROM:</b>	Highways, WSCC
<b>DATE:</b>	06/05/2025
<b>LOCATION:</b>	Land Adjacent To 21 Greencourt Drive, Bersted, PO21 5EU
<b>SUBJECT:</b>	BE/44/25/PL 2 No 2 bedroom detached bungalows with associated car parking and bin and bike stores (resubmission following BE/70/24/PL. This application is in CIL Zone 4 and is CIL Liable as new dwellings.
<b>DATE OF SITE VISIT:</b>	N/A
<b>RECOMMENDATION:</b>	Advice
<b>S106 CONTRIBUTION TOTAL:</b>	N/A

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

This application seeks the erection of two two-bedroom detached bungalows. The proposals are a resubmission of withdrawn application BE/70/24/PL - WSCC as Local Highway Authority (LHA) was a consultee for the previously withdrawn application, raising no highways objections.

The site is located on Greencourt Drive, an unclassified road subject to a speed restriction of 20 mph. The existing crossover between properties 19 and 21 will be utilised, with no alterations to this existing access proposed. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing access point. In addition, the proposals are not anticipated to give rise to a significant material intensification of use of this existing access point.

Four car parking spaces are proposed, which would be in accordance with Arun Parking Standards for a development of this size and location. The proposed parking bays appear suitably sized and on-site turning for cars appears achievable.

The site is situated in a sustainable location within walking/cycle distance of local services, amenities and public transport connections. Cycling is a viable option in the area, and both dwellings will be provided with secure cycle storage.

In summary, 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 (details approved)*

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 plans and details to be submitted to and approved by the Local Planning Authority.

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

**Kyran Schneider**  
**West Sussex County Council – Planning Services**

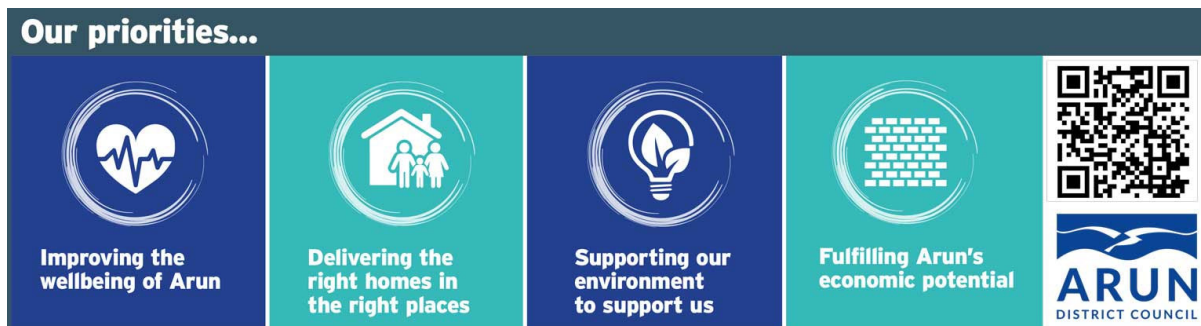
[REDACTED]

WSSC Highways response

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
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**From:** [REDACTED]  
**Sent:** 06 May 2025 09:16  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** Response To Application Number BE/44/25/PL at Land adjacent to 21 Greencourt Drive Bersted PO21 5EU

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

Regards

Kyran Schneider

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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