

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hebe Smith
FROM:	WSCC – Highways Authority
DATE:	25 August 2026
LOCATION:	21 Longford Road Bognor Regis PO21 1AB
SUBJECT:	BR/134/26/PL Change of use from dwelling house (use class C3) to 8-bed, 8-person house in multiple occupation (Sui Generis) to include a rear extension and loft conversion. This application is in CIL Zone 4 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

This application seeks the change of use from dwelling house (Class C3) to an 8-bed House in Multiple Occupation (HMO) (Sui Generis). The site is located on Longford Road, a B-classified road subject to a speed restriction of 30 mph.

As with the existing arrangement, no vehicular access is associated with this site, pedestrian access will remain as existing from Longford Road.

No vehicular parking is proposed – therefore, any car parking would have to be accommodated on-street as per the existing arrangement. There are parking restrictions in place on the nearby roads that prohibit vehicles from parking in places that would be detrimental to highway safety. The LHA does not anticipate that the proposals would give rise to a highway safety concern or parking capacity issue, but the LPA may wish to consider the potential impacts of on-street parking from an amenity point of view.

Weight is given to the fact the site is situated in a sustainable location within walking and cycling distance of local services and public transport links within Bognor Regis town centre.

Provision for the storage of bicycles has been demonstrated to the rear of the site. The cycle parking proposed appears to be in the form of vertical hanging racks. The LHA would advise that Sheffield stands are preferred due to their ease of access. Sheffield stands should be spaced in accordance with the guidance in Manual for Streets (Figure 8.6 page 102). Whilst stands other than the Sheffield can be acceptable, vertical hanging racks and butterfly stands only allow the front wheel to be secured. These types of stands can be difficult for some users to lift their bike into position and don't allow users to easily secure the frame and both wheels; so are less secure.

The details of the cycle parking provision can be secured via a suitably worded condition- advised below.

The proposed change of use is not anticipated to give rise to a significant material intensification of movements along Longford Road over that which is currently generated.

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.

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.

Jodie Wilkes
West Sussex County Council – Planning Services

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From: [REDACTED]
Sent: 25 August 2026 15:32
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number BR/134/26/PL at 21 Longford Road Bognor Regis PO21 1AB

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

Regards

Jodie Wilkes

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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