

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Harry Chalk
FROM:	WSSC – Highways Authority
DATE:	24 November 2025
LOCATION:	90 Aldwick Road Bognor Regis PO21 2PD
SUBJECT:	BR/162/25/PL Change of use from C1 (9 bed) (Bed and Breakfast) to a 9 bedroom, 9 occupant HMO (Sui Generis) with minor internal alterations. This application is in CIL Zone 4 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

The proposal to change the use of the existing bed and breakfast into a 9 bed HMO at 90 Aldwick Road, Bognor Regis has been considered by WSSC as the County Highway Authority. No objection is raised subject to any conditions attached.

Access & Parking

The sites vehicle access is taken from Nyewood Lane a 30mph residential road with double yellow lines on both sides. Visibility is good from the access which provides 2 car parking spaces, and access to the pedestrian entrance and bin storage.

Trips

The change of use will not create any additional trips to and from the site, which was previously a 9 bed, B & B. As such WSSC do not consider there will be an intensification of use of the site.

Road Casualty & Collison Data

1 collision was recorded at the crossroads junction of Aldwick Road and Nyewood Lane. The incident was recorded as slight and was due to driver error and dazzling sunlight, rather than any highway defect.

Construction

During the renovations, the construction traffic associated with the change of use shall be able to use the car parking area at the rear and keep all construction related trips off the highway. No objection is raised.

Alison Meeus

West Sussex County Council – Planning Services

From: Nicola Oktay on behalf of Planning.Responses
Sent: 25 November 2025 11:52
To: Planning Scanning
Subject: FW: Response To Application Number BR/162/25/PL at 90 Aldwick Road Bognor RegisPO21 2PD
Attachments: Response_BR-162-25-1.pdf

WSCC Highways response

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Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: [REDACTED]
Sent: 24 November 2025 14:54
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number BR/162/25/PL at 90 Aldwick Road Bognor RegisPO21 2PD

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

Regards

Alison Meeus

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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