

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Harry Chalk
FROM:	WSCC – Highways Authority
DATE:	9 March 2026
LOCATION:	Braymead 37 Nyewood Lane Bognor Regis PO21 2SJ
SUBJECT:	BR/18/26/PL Change of use from 10-bedroom guest house to 8-bedroom House in Multiple Occupation, with associated alterations.
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.

The proposal seeks the change of use from 10 bedroom guest house to 8 bedroom house in multiple occupation (HMO).

The site is accessed via Nyewood Lane in Bognor Regis, a C classified road subject to 30mph speed restrictions at this point. The property abuts a private access which serves as access to the rear of a number of dwellings. The garage associated with this property is accessed via the private access and is proposed for rear access for pedestrians and cycles. From consulting the most recent WSCC accident data, there have been no registered injuries or accidents associated with the access point onto the highway to flag an existing concern with its use.

The application form outlines that there are no parking spaces serving the site although the planning statement and local mapping shows a garage to the rear of the property which is to be removed for the purposes of this application. There are no known dimensions of the garage and therefore it is unclear whether this could in its current format be used as a parking provision.

The proposed 8 bed HMO would generate the requirement for 0.5 spaces per bedroom- amounting to 4 spaces overall, the LPA may wish to consider the amenity impact of this shortfall, however the LHA considers that the site is located within a highly sustainable location, within walking distance of shops and amenities. Furthermore, regular bus services operate along both Aldwick Road (to the south) and Nyewood Road which offers alternatives to the use of a car. Bognor Regis railway station is a 20minute walk or 4minute cycle of the site, which facilitates an alternative to the use of a car for journeys further afield. There are also comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety.

The planning statement outlines that the previous use as a 10 bedroom guest house would have likely generated a greater parking demand, due to the transient nature of users, whereas permanent residents would be considered more likely to travel by foot, bicycle, and public transport.

We would not consider that highway safety or capacity would be detrimentally affected through the proposed nil car parking provision.

Cycle parking has been proposed at the rear of the development; to replace the garage building. A provision of a single space per room is allocated and would be considered suitable to satisfy the likely demand. The site is located within an area where cycling is a viable alternative to the use of a car for a number of journeys and it is advised that cycle parking is sealed via planning condition alongside any permission of this application.

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore, is not contrary to the National Planning Policy Framework (para 116), and there are no known transport grounds to resist the proposal.

If the Local Planning Authority (LPA) is minded approving this application the following condition is advised.

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

From: Elaine Walby on behalf of Planning.Responses
Sent: 10 March 2026 11:00
To: Planning Scanning
Subject: FW: Response To Application Number BR/18/26/PL at Braymead 37 Nyewood Lane Bognor Regis PO21 2SJ
Attachments: Response_BR-18-26-1.pdf

PL- Consultation- WSCC Highways response




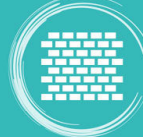



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From: [REDACTED]
Sent: 09 March 2026 15:07
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number BR/18/26/PL at Braymead 37 Nyewood Lane Bognor Regis PO21 2SJ

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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 [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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