

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hebe Smith
FROM:	WSCC – Highways Authority
DATE:	2 December 2025
LOCATION:	Allestree Court Walton Road Bognor Regis PO21 1NN
SUBJECT:	BR/197/25/PD Application for prior approval under Schedule 2 Part 20 Class A for the construction of one additional storey creating 2 No. additional dwellings.
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 seeks prior approval under Schedule 2 Part 20 Class A for the construction of one additional storey creating 2 No. additional dwellings. The site is located on Walton Road, an un-classified road subject to a speed limit of 30mph.

This application is a resubmission of approved BR/178/22/PD which has lapsed. WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site under BR/178/22/PD to which no highway safety or capacity concerns were raised.

As part of the prior approval process, there are a number of matters to be considered. This includes matters relating to highways and transport. However, the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

The site is accessed from both Walton Road and Campbell Road. No alterations to the existing accesses are proposed. The proposed additional storey is not anticipated to give rise to a material intensification of use of the existing junction.

The WSCC Car Parking Demand Calculator indicates that a development of this size and location would require three car parking spaces. Parking has not been demonstrated on the proposed plans, however the applicant has indicated that parking could be accommodated within the existing hardstanding areas. The LPA may wish to consider whether this would be practicable given representations from nearby residents. Parking may be required to be accommodated either on-street or within nearby paid-for provision. The LHA does not anticipate that the car parking provision would result in a highway safety concern, but the LPA may wish to consider potential amenity impacts on on-street parking.

The site is situated in a sustainable location, within walking/cycle distance of local services, amenities and public transport links. Cycling is a viable option in the area, and secure and covered cycle storage is proposed for the two new flats.

In summary, the prior approval is considered acceptable in highway terms.

Nicola Elliott
West Sussex County Council – Planning Services

[REDACTED]

PL- consultation – highways response







[REDACTED]

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From: [REDACTED]
Sent: 02 December 2025 15:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number BR/197/25/PD at Allestree Court Walton RoadBognor RegisPO21 1NN

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

Regards

Nicola Elliott

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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