

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hebe Smith
FROM:	WSCC – Highways Authority
DATE:	12 May 2026
LOCATION:	51a Aldwick Road Bognor Regis PO21 2NJ
SUBJECT:	BR/20/26/PL Retention of change of use of first and second floor office to a 5 bed HMO. 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 proposal seeks prior approval for the Retention of change of use of first and second floor office to a 5 bed HMO. The site is located on Aldwick Road, a B classified road subject to a speed restriction of 30 mph in this location.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. BR/211/25/PD for prior approval under Schedule 2, Part 3, Class G for the partial change of use from Class E to 1 No dwelling on first and second floors. to which no highway objections were raised. This previous submission was however withdrawn prior to a decision.

Although no traffic flow information has been provided with the current application; commercial uses tend to generate greater material movements than residential. Therefore, the LHA does not anticipate that a material number of movements associated with the site will occur as a result of the proposal, nor exceed that of the potential of the existing use.

The application form outlines that there is no vehicular parking provision assigned to the property. A 5-bed HMO would require 3 car parking spaces in line with Arun parking standards for a 5-bedroom dwelling. As there is no dedicated provision at this property, vehicular parking would have to be accommodated on-street or within nearby paid-for provisions. There are comprehensive 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 proposed nil car parking provision would result in a highway safety concern or parking capacity issue in this location, but the LPA may wish to consider the potential amenity implications.

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 local area; however, a cycle parking provision has not been outlined within the submitted documentation. The Local Planning Authority may wish to consider a condition ensuring secure and covered cycle parking alongside any permission of the scheme, as there appears sufficient space within the rear curtilage to facilitate this.

The Local Highway Authority does not consider that the 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 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

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number BR/20/26/PL at 51a Aldwick Road Bognor Regis PO21 2NJ

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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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