

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Arun District Council FAO: Hebe Smith
<b>FROM:</b>	WSCC – Highways Authority
<b>DATE:</b>	23 January 2026
<b>LOCATION:</b>	L'Arch 51-51a Aldwick Road Bognor Regis PO21 2NJ
<b>SUBJECT:</b>	BR/211/25/PD 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.
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	Advice

This proposal seeks prior approval for the partial change of use of existing commercial building (Class E) to residential to form a single dwelling on first and second floors (Class C3). The site is located on Aldwick Road, a B classified road subject to a speed restriction of 30 mph in this location.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from Commercial to residential subject first to prior approval being granted. As part of the prior approval process, there are several matters to be considered. This includes matters relating to highways and transport. However, the GDPO is quite clear as to what highways matters can be considered, namely whether the proposal is likely to result in a material increase or material change in the character of traffic in the vicinity of the site.

No traffic flow information has been provided with the current application; however, 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 because of the proposal, nor exceed that of the potential of the existing use.

No vehicular parking provision has been demonstrated. The WSCC Car Parking Demand Calculator indicates that a 5-bed dwelling of this size and location would require 3 car parking spaces. Therefore, vehicular parking would have to be accommodated on-street or within nearby paid-for provision.

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 whether a request for this provision would be considered acceptable. If so, should be provided as per WSCC Parking Standards, and such provision should be covered and lockable.

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

**Jodie Wilkes**  
**West Sussex County Council – Planning Services**



Jodie Wilkes

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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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