

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Rhiannon Lloyd
FROM:	WSSC – Highways Authority
DATE:	27 March 2026
LOCATION:	5 High Street Bognor Regis PO211RQ
SUBJECT:	BR/31/26/PD Application for prior approval under schedule 2, Part 3, Class MA for proposed change of use from commercial, business and service (Use Class E) to 3 No. Dwellinghouses (Use class C3).
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.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from commercial to residential (Class C3) subject first to prior approval being granted. 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.

This application seeks prior approval under schedule 2, Part 3, Class MA for proposed change of use from commercial, business and service (Use Class E) to 3 No. Dwellinghouses (Use class C3). The site is located on High Street, a C-classified road subject to a speed limit of 30mph.

The site currently operates as an optician (E class use) on all three floors. The proposal will retain E class use on part of the ground floor, with the rear of the ground floor and the first and second floor subject to change of use to residential, for 1 x 1-bed flat and 2 x 2-bed flats. The site does not benefit from an existing vehicular access or off-street parking, and this application does not propose to alter that arrangement. As such, the proposal would result in a nil parking provision.

The WSSC Car Parking Demand Calculator indicates that a development of this size in this location would require four car parking spaces, however weight is given to the fact that the site is located within the town centre, within immediate proximity of shops and transport links. The LPA are advised that they may wish to secure cycle parking provision, to promote sustainable travel.

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

Nicola Elliott
West Sussex County Council – Planning Services

[Redacted]

From: Elaine Walby on behalf of Planning.Responses
Sent: 30 March 2026 11:00
To: Planning Scanning
Subject: FW: Response To Application Number BR/31/26/PD at 5 High Street Bognor Regis PO211RQ
Attachments: Response_BR-31-26-1.pdf

PL- Consultation- WSCC Highways response

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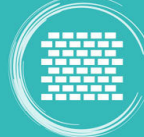
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From: [Redacted]
Sent: 27 March 2026 21:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number BR/31/26/PD at 5 High Street Bognor Regis PO211RQ

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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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