

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Arun District Council FAO: Hannah Kersley
<b>FROM:</b>	WSSC – Highways Authority
<b>DATE:</b>	13 April 2025
<b>LOCATION:</b>	Milton Lodge 192 Hawthorn Road Bognor Regis PO21 2UX
<b>SUBJECT:</b>	BR/50/25/PL Change of use from supported living accommodation to 10 No residential units (Use Class C3), proposed rear extension following demolition of detached building, fenestration changes and associated works. This application is in CIL Zone 4 (Zero Rated) as other development.
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	No Objection

West Sussex County Council (WSSC), in its capacity as Local Highway Authority (LHA), have been consulted on the above full application BR/50/25/PL to assess any highway safety and capacity implications of the proposed development. The application is supported by way of a Highways Technical Note (HTN) and associated plans.

### Site Context

The application site is Milton Lodge, situated along Hawthorn Road in Bognor Regis. The building was previously used as supported living accommodation but is now vacant. The development proposals are for change of use of the building to 10 nos. 1-bed residential units (Class C3), rear extension following the demolition of the detached building, fenestration changes with associated works.

### Access Arrangements

The site fronts onto and is accessed from Hawthorn Road. There are no changes proposed to the existing access arrangements. Visibility splays along both sides of the road are good for the posted speed limit. An inspection of collision data provided to WSSC by Sussex Police from a period of the last five years reveals no recorded accidents along Hawthorne Road, near to site access. Therefore, it is evident that the existing access is operating safely with no concerns related to road geometry or road layout.

### Sustainability

The nearest bus stops are located on Pevensey Road, within 200 metre distance. These stops are served by bus route 61 providing connectivity to Bognor Regis train station and nearby places. There are well-lit footways along both sides of Hawthorn Road providing footway connectivity to local shops

and amenities. Therefore, the site is in a sustainable location offering opportunities to travel sustainably without reliance on private car use.

### **Parking**

The site lies within parking behaviour zone (PBZ) 4. In accordance with Arun's Parking Standards, there is a parking demand of 1 space per one-bed dwelling, totalling to 10 spaces. The development proposes to retain the 5 nos. existing car parking spaces. From inspection of the plans, there appears to be sufficient space within the courtyard for this parking demand to be accommodated. The Highway Authority are convinced that the proposed parking provision would suffice given there are opportunities to travel sustainably at this location. Safe and secure cycle parking spaces must be provided to encourage active travel.

### **Conclusion**

The Local Highway Authority (LHA) do not consider that this 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 (NPPF), paragraphs 114 -117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) minded approving the application, the following conditions should be applied:

#### *Car Parking*

No part of the development shall be first occupied until car parking spaces have been constructed in accordance with the approved site plan. These spaces shall thereafter be always retained for their designated purpose.

Reason: To provide car parking spaces for the use.

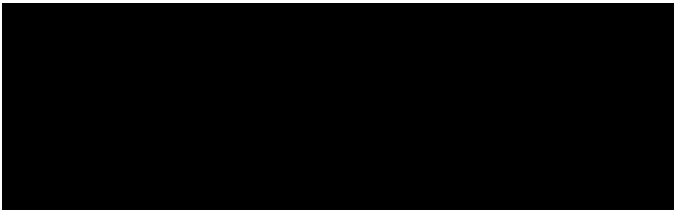
#### *Cycle parking*

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.

**Roopa Bilichodmath**  
**West Sussex County Council – Planning Services**

WSSC Highways response



Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
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**From:** [Redacted]  
**Sent:** 20 April 2025 12:15  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** Response To Application Number BR/50/25/PL at Milton Lodge192 Hawthorn RoadBognor RegisPO21 2UX

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

Regards

Roopa Bilichodmath

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