

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council - FAO: Mr S Davis
FROM:	WSCC – Highways Authority
DATE:	8 May 2026
LOCATION:	Longbrook Pavilion Hook Lane Bognor Regis PO22 8AT
SUBJECT:	BR/51/26/PIP Application for permission in principle for a maximum net gain of 8 No dwellings.
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on permission in principle (PIP) for 8 x dwellings following demolition of former nursery school building.

This PIP application can only consider the 'Principal' of the development in this location based on the submitted documentation. We cannot request further information for the determination of the PIP, request conditions or planning obligations. We will however provide a list of information that will be required at stage two (technical details consent).

Access is proposed at the point that Brooks Lane and Hook Lane meet at a 90 degree bend via existing access to Pavilion Bungalow which is proposed to be a shared access route to the dwellings. Brooks Lane is privately maintained but Hook Lane up to the existing access point is publicly maintained highway (D class, subject to 30mph). There have been no recorded collision incidents on this section of Brooks Lane/Hook Lane and no evidence to suggest the existing access is operating unsafely. The principle of the access as existing is accepted though at technical details stage it would be useful for the access to potentially be widened and demonstrate two cars passing.

Arun SPD would advise for 3 bed dwellings in this location that 2 x car parking spaces per dwelling should be provided (total 16 x spaces). 18 x spaces are shown including 2 x accessible bays.

2 x cycle spaces per dwelling should be provided in a secure and sheltered provision, details expected at technical details stage.

The access road operating as shared surface is appropriate considering likely level of vehicle movements and speeds. Tracking for fire appliance/refuse collection arrangements would be required at technical details stage.

Nearest bus stops on Maderia Ave 7-minute walk. Further services from stops on Upper Bognor Road (Hotham Park) 10-minute walk. Bognor Train Station is 20-minute walk/4-minute cycle and features cycle parking. Bognor centre is a similar distance with a range of retail and amenities.

Information that will be required at technical details stage 2:

- Visibility splays at the vehicle access on to the public highway.
- Appropriate access width and whether access is proposed to be widened
- Swept path tracking showing all anticipated vehicles (two cars passing/ refuse collection and fire appliance) can access and turn on site.
- Car and bicycle parking
- Whether any improvements to nearby pedestrian infrastructure proposed (e.g. tactile paving to existing dropped kerb of Brooksmead).

Katie Kurek
West Sussex County Council – Planning Services

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RegisPO22 8AT

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

Regards

Katie Kurek

Please do not reply directly to this email.

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