

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hebe Smith
FROM:	Highways, WSCC
DATE:	28/04/2026
LOCATION:	10 Longford Road, Bognor Regis, PO21 1AQ
SUBJECT:	BR/59/26/DOC Approval of details reserved by condition under BR/69/24/PL (Appeal Ref: APP/C3810/W/24/3357172) relating to conditions 4- Car Parking, 5- Cycle Parking, 6- Electric Vehicle Charging, 7- Biodiversity Net Gain.
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed approval of details reserved by Conditions 4, 5, 6 and 7 of planning application BR/69/24/PL (Appeal Ref: APP/C3810/W/24/3357172). For context, the LHA was a consultee for application BR/69/24/PL, raising no highway safety or capacity concerns.

Condition 4 – Car Parking

"The sui generis (large HMO) use of the property shall not commence until the car parking has been constructed and marked out in accordance with the approved site plan. These spaces measuring 2.5m x 5m shall thereafter be retained at all times for their designated purpose."

The applicant has submitted a site plan (7181-23-4) demonstrating the two proposed car parking spaces. I note they are labelled as measuring 2.5m x 5m, as stipulated by the wording of the condition. However, a measure of the plans brings out measurements of 2.4m x 4.8m. This would be in accordance with Manual for Streets (MfS) specifications for parking bay dimensions, and I can also appreciate that there is sufficient space to accommodate parking bays of 2.5m x 5m. As such, no concerns would be raised in this regard, and the LHA are satisfied with the details provided in regards to Condition 4.

Condition 5 – Cycle Parking

"The sui generis (large HMO) use of the property shall not commence until covered and secure cycle parking spaces for a minimum of 9 No cycles have been provided in accordance with plans and details to be submitted to and approved by the Council."

The applicant has submitted a site plan (7181-23-4) demonstrating the location of ten cycle parking spaces provided to the rear of the site. Each unit will be covered, lockable and accessible. As such, the LHA are satisfied with the details provided in regards to Condition 5.

Condition 6 – Electric Vehicle Charging

"The sui generis (large HMO) use of the property shall not commence until, the building has been provided with electric vehicle charge points in accordance with the council's standards

as set out in its Parking Standards SPD. The electric vehicle charge points shall thereafter be retained and maintained in good working condition."

The applicant has submitted a site plan (7181-23-4) demonstrating the provision of one EV charging point to serve the proposed parking area. The LHA are satisfied with the details provided in regards to Condition 6.

Condition 7 – Biodiversity Net Gain

No highways comments.

Kyran Schneider
West Sussex County Council – Planning Services

PL- Consultation- WSCC Highways response

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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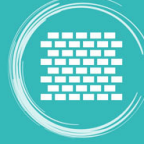
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Please could the attached response be distributed to the relevant case officer.

Regards

Kyran Schneider

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