

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Harry Chalk
FROM:	Highways, WSCC
DATE:	11/03/2026
LOCATION:	35 Glamis Street, Bognor Regis, PO21 1DJ
SUBJECT:	BR/5/26/PL New build 2 storey residential townhouse comprising of 1 No 2b/3p and 1 No 3b/5p flats. This application is in CIL Zone 4 (Zero Rated) as other development.
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 erection of a two-storey residential townhouse comprising one two-bedroom flat and one three-bedroom flat.

The site is located on Glamis Street, an unclassified road subject to a speed restriction of 30 mph. No vehicular access is proposed for this development, whilst pedestrian access will be achieved from Glamis Street. In terms of capacity, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements on the local highway network.

No vehicular parking is proposed. Under Arun Parking Standards, the LHA would expect a development of this size and location to provide three car parking spaces. Consequently, vehicle parking would have to be accommodated on-street. There are comprehensive parking restrictions in place on the surrounding roads that prohibit vehicles from parking in places that would be detrimental to highway safety. As such, the LHA does not anticipate that the proposed nil car parking provision would result in a highway safety concern, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

Weight is given to the fact the site is situated in a location considered sustainable, being within walking/cycle distance of local services, amenities and public transport connections - residents need not necessarily rely on a private car for travel. Cycling is a viable option in the area, and the proposals do include cycle parking provision for both dwellings.

In summary, the LHA does 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 (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

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 to be 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.

Kyran Schneider
West Sussex County Council – Planning Services

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ARUN
DISTRICT COUNCIL

Sent: 11 March 2026 14:44
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number BR/5/26/PL at 35 Glamis StreetBognor RegisPO21 1DJ

Kyran Schneider

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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