

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hannah Kersley
FROM:	WSSC – Highways Authority
DATE:	16 May 2025
LOCATION:	3 and 4 Queens Square Bognor Regis PO21 1SA
SUBJECT:	BR/64/25/PL Change of use from 2 No separate adjoining bed and breakfast accommodation units (each having owners accommodation, communal lounge and dining areas at ground floor and 7 No B&B bedrooms at first and second floors) to 10 No flats. This application is in CIL Zone 4 (Zero Rated) as flats.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSSC), in its capacity as Local Highway Authority (LHA), have been consulted on the full application BR/64/25/PL to assess highway safety and capacity implications of the development proposal. The application is supported by a cover letter and associated plans.

Proposal

The application seeks approval for change of use from 2 nos. separate adjoining bed and breakfast accommodation units (Class C1) comprising two owner accommodation and 7 nos. self-contained units to 10 nos. flats (Class C3).

Access and Parking Arrangements

The application buildings are accessed from Glamis Street which is subject to 30 miles per hour speed restriction. There is no change proposed to the existing access or parking arrangement. Comprehensive parking restrictions are in place on nearby roads, prohibiting parking in places that would be detriment to highway safety.

An inspection of collision data provided to WSSC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the site access. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Highway Impact and Sustainability

It is anticipated that through this proposal the buildings will see a less intensive use as a Class C3 dwelling houses. Although no provision of parking is available, no intensification of vehicular activity to the site is envisaged to occur. The site is within a sustainable location with good access to local

transport facilities such as Bognor Regis train station and nearby bus stops within short walking distances. Therefore, the residents and visitors have alternative options to private car use.

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:

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

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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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Sent: 16 May 2025 11:20

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Response To Application Number BR/64/25/PL at 3 and 4 Queens Square Bognor Regis PO21 1SA

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

Regards

Roopa Bilichodmath

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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