

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	Highways, WSCC
DATE:	04/06/2025
LOCATION:	57 Queensway, Bognor Regis, PO21 1QN
SUBJECT:	BR/67/25/PL Demolition of existing brick-built garages, removal of canopy structure, remediation of contaminated land and construction of 18 No. flats over 3 storeys with pitched roofs. This application is in CIL Zone 4 (Zero Rated) as flats.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	N/A

Summary

This application seeks the demolition of existing brick-built garages, removal of canopy, remediation of land and construction of 18 flats over three storeys. The proposals are supported by a Transport Statement prepared by Nick Culhane Highway Consultant Ltd. Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raise no highway safety or capacity concerns for this application.

Access and Visibility

The existing vehicular access point on the multi-storey car park exit road will be utilised to facilitate access to the proposed car parking area. From inspection of the plans and WSCC mapping, there are no apparent visibility concerns with the existing point of access on to the maintained highway. The LHA would request that pedestrian visibility splays be secured by condition to be provided, to ensure suitable visibility is retained in perpetuity.

I do note that the existing dropped kerb access on Crescent Road will be closed off. There would be a benefit to the kerb line being reinstated in this location. These works will be subject to a licence from WSCC and constructed to a specification agreed with a WSCC Highway Engineer.

Capacity

TRICS data within the submitted Transport Statement states that the proposed development could generate 34 daily vehicle movements, with 3 during the AM peak and 5 during the PM peak. The LHA is satisfied that these movements can be accommodated into the local highway network without adverse impact.

Parking and Turning

Four car parking spaces are proposed to serve this development. Under Arun Parking Standards, the LHA would expect a development of this size and location to provide at least 18 car parking spaces, with an additional 4 for visitor parking, totalling 22 car parking spaces. As such, the proposals represent a shortfall of 18 car parking spaces, and any overspill parking would have to be accommodated on-street or within nearby paid-for provision.

A parking survey has been undertaken by the applicant using the Lambeth Methodology to evaluate the parking demand/availability. The survey was conducted over two nights in

January 2025, and surveyed 342 on-street car parking spaces within 200m of the application site. The survey found occupation rates to be 51% - 52% within 200m of the application site, which suggests there is capacity for overspill parking to be accommodated on-street. As such, no parking capacity concerns would be raised in this regard, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

Regarding cycles, the applicant proposes a bike store with provision for 18 bicycles, which would be in accordance with Arun Parking Standards for a development of this site.

Sustainability

The site is situated in a sustainable town centre location that is well accessible on foot, by cycle or via public transport – as such, residents need not rely on a private car for travel. Local services and amenities are within walking/cycle distance of the site.

In terms of public transport, regular Coastliner services can be caught from Queensway, as well as hourly local services. Bognor Regis Railway Station is located approximately 300m north of the site.

Conclusion

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 conditions and informative should be applied:

Conditions

Car parking space (details approved)

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

Reason: To provide car-parking space 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 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.

Pedestrian Visibility (details required)

No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Informative

Works within the Highway – Area Office Team (Access Closure)

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager [REDACTED] to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Kyran Schneider
West Sussex County Council – Planning Services







WSSC Highways response

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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<https://www1.arun.gov.uk/planning-application-finder>



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From: [REDACTED]
Sent: 04 June 2025 15:13
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number BR/67/25/PL at 57 QueenswayBognor RegisPO21 1QN

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

Regards

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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