

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Arun District Council FAO: Amber Willard
<b>FROM:</b>	WSSC – Highways Authority
<b>DATE:</b>	16 July 2025
<b>LOCATION:</b>	1-2 Sudley Terrace High Street Bognor Regis PO21 1EY
<b>SUBJECT:</b>	BR/91/25/PL Change of use of upper floors at 1 Sudley Terrace and additional storey to provide 4 No. 1 bed flats with associated works. This application may affect the setting of a listed building and is in CIL zone 4 (zero rated).
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	No Objection

WSSC as the CHA has considered the above proposal to change the use of existing offices into residential dwellings. No objection is raised subject to any conditions attached.

### **Location**

Sudley Terrace is located on the corner of Sudley Road and High Street in Bognor Regis town centre. The site will be renovated to provide 4 x 1-bedroom flats. The site will also not provide any car parking and is considered to be a car free development.

The site is in a highly sustainable location with access to local bus stops within a 4-minute walk, and a 7-minute walk to the train station. Census data for the area Also suggests that half the flats could attract a resident who has a car.

### **Promoting Sustainable transport**

As part of the wider vision to create sustainable communities for the future the applicant is not required but should consider promoting the car free location by providing a sustainable travel information pack with each dwelling encouraging the use of public transport locally. This could include information on bus and train times and local car sharing clubs.

WSSC would also expect to see a travel voucher offering to the initial occupants of the residential units. Vouchers could be exchanged for discounts off the following:

- a. a season ticket for the local bus service

- b. a rail season ticket or network card
- c. a contribution towards the purchase of a new bicycle and/or equipment
- d. Cycle training up to 4 members of the household (further details and course costs are available at [www.westsussex.gov.uk/cycletraining](http://www.westsussex.gov.uk/cycletraining))
- e. 12 months free membership to any local Car Club (including joining fee)

### **Parking impact**

Therefore, the applicant has undertaken a parking beat survey to see if there is enough on-street car parking to accommodate up to 2 additional cars. This has shown there is an existing parking stress of 58% which is well below the 85% threshold.

WSCC are of the view that this is a highly sustainable development in a town centre which is close to local public transport options. Should a resident require parking for a car there are spaces available in the evenings to park a car.

During the change of use from offices to flats should the developer require the use of the highway for the pacing of skips or temporary measures such as the erection of hoarding see informative below.

**Alison Meeus**  
**West Sussex County Council – Planning Services**

### *Temporary Works Required During Construction*

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

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**From:** [REDACTED]  
**Sent:** 16 July 2025 15:46  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** Response To Application Number BR/91/25/PL at 1-2 Sudley Terrace High StreetBognor RegisPO21 1EY

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

Regards

Alison Meeus

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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