

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hebe Smith
FROM:	WSCC – Highways Authority
DATE:	30 June 2026
LOCATION:	6 Ormesby Crescent Bognor Regis PO22 8EN
SUBJECT:	FP/55/26/PL Demolition of garage and conservatory, extension and alteration of existing bungalow to create two separate dwellings including a new crossover to public highway.
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.

This application is for the demolition of garage and conservatory, extension and alteration of existing bungalow to create two separate dwellings including a new crossover to public highway. The site is located on Ormesby Crescent, an un-classified road subject to a speed limit of 30mph.

The existing dwelling benefits from a vehicular crossover which will be retained and unaltered. A new vehicular crossover is proposed to serve the additional dwelling. The proposed crossover would be subject to a licence from the WSCC Area Engineer and must be constructed to a specification agreed with them. The LHA would not raise any highway safety concerns to the proposed VCO in this location – visibility appears sufficient for the anticipated road speeds.

The proposal would result in one two bedroom and one three bedroom dwelling on site. Two parking spaces are proposed for each dwelling. The WSCC parking demand calculator would expect that three parking spaces are required for the proposed three bedroom dwelling. As such, the proposal has potential to result in the requirement for one overspill parking space which would have to be accommodated on street. The LHA would not raise a highway safety concern to the proposed parking provision, however the LPA may wish to consider the potential impacts of this development on on-street parking from an amenity point of view.

The plans indicate that secure and covered cycle parking will be provided in each rear garden to encourage sustainable transport methods. The site is located within an existing residential area within proximity to local services and schools.

Conclusion

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:

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the approved drawing.

Reason: In the interests of road safety.

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 the approved site plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Nicola Elliott

West Sussex County Council – Planning Services

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

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>



From: [REDACTED]
Sent: 30 June 2026 10:25
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number FP/55/26/PL at 6 Ormesby CrescentBognor RegisPO22 8EN

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

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

Regards

Nicola Elliott

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.

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.
