

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: S Davis
FROM:	WSSC – Highways Authority
DATE:	30 June 2026
LOCATION:	Rabbit Island Rear of 84 Brooks Lane, Bognor Regis, PO22 8DN
SUBJECT:	FP/66/26/PL Retention of an existing agricultural barn previously approved under FP/106/23/AG with a total roof height of 4.2m (compared to 2.9m as permitted). This application is in CIL Zone 5 (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.

This application is for the retention of an existing agricultural barn previously approved under FP/106/23/AG with a total roof height of 4.2m. The site is located off Brooks Lane, an unclassified road subject to a speed restriction of 30 mph.

There are no proposed changes to the existing access onto Brooks Lane. The site is accessed via a private track; part of this track has permission to be widened under planning application FP/54/26/AG which was permitted by this Local Planning Authority (LPA). As part of the private track is also maintained as Public Footpath No. BOG_3799 the LPA may also wish to consult the WSSC Public Rights of Way Team for comments.

From inspection of the plans, the barn is located on private land outside of the highway boundary and is located such that it will not affect vehicular visibility at the existing access. The LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

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.

Liz Corcoran
West Sussex County Council – Planning Services

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From: [REDACTED]
Sent: 30 June 2026 14:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number FP/66/26/PL at Rabbit Island Rear of 84 Brooks Lane Bognor Regis PO22 8DN

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

Regards

Liz Corcoran

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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