

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Arun District Council FAO: Harry Chalk
<b>FROM:</b>	WSSC – Highways Authority
<b>DATE:</b>	10 April 2025
<b>LOCATION:</b>	86 Ancton Way, Bognor Regis, PO22 6JP
<b>SUBJECT:</b>	M/22/25/PL Demolition and erection of 1 No dwelling. This application is in CIL Zone 4 and is CIL Liable as a new dwelling.
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	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 and erection of 1 No dwelling. The site is located on Ancton Way, a privately maintained road, as such these comments are considered advice only. The nearest publicly maintained highway is Elmer Road, a C-classified road subject to a speed limit of 30mph.

The proposed replacement dwelling will result in an increase in number of bedrooms from one to two. The proposal is not anticipated to result in a material increase in use of the existing access onto the public highway.

Under Arun Parking Standards (adopted January 2020), the LHA would anticipate that two parking spaces would be sufficient for a dwelling of this size and location. The proposed plans indicate that two parking spaces will be provided for the proposed dwelling. The proposed parking spaces meet the minimum specifications of 2.4 x 4.8m.

On-site turning does not appear achievable, so cars may have to exit the site in a reverse gear. However, this arrangement appears to be operating on site currently and is not anticipated to result in an adverse highway safety impact on the publicly maintained highway.

The proposed plans indicate that secure and covered cycle parking will be provided to promote sustainable travel.

### 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 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 the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

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

**Nicola Elliott**  
**West Sussex County Council – Planning Services**

**From:** Nicola Oktay on behalf of Planning.Responses  
**Sent:** 11 April 2025 09:46  
**To:** Planning Scanning  
**Subject:** FW: Response To Application Number M/22/25/PL at 86 Ancton WayBognor RegisPO22 6JP  
**Attachments:** Response\_M-22-25-1.pdf

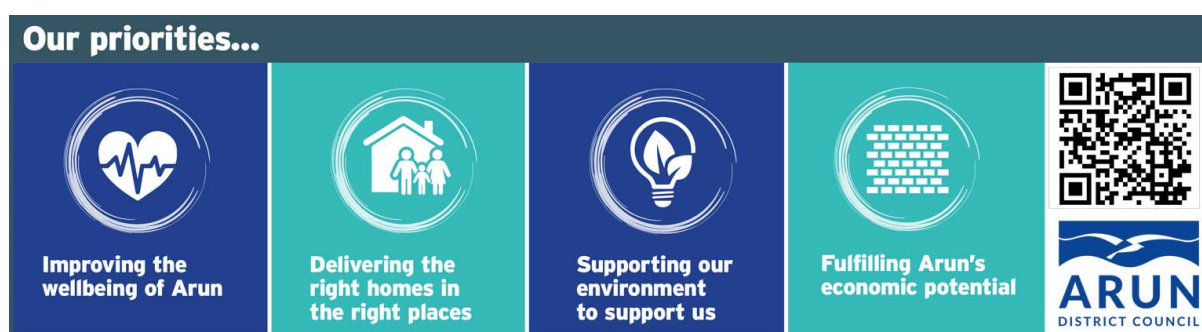
Planning Consultee response – WSCC Highways response

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**From:** [REDACTED]  
**Sent:** 10 April 2025 15:35  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** Response To Application Number M/22/25/PL at 86 Ancton WayBognor RegisPO22 6JP

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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.

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