

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Harry Chalk
FROM:	WSCC – Highways Authority
DATE:	6 November 2025
LOCATION:	44A & 44 Pagham Road Bognor Regis PO21 4NP
SUBJECT:	P/118/25/PL 1 No 4 bed chalet bungalow and extension to existing dwelling. This application is in CIL Zone 4 and is CIL Liable as a new dwelling.
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 erection of one 4-bed chalet bungalow and alterations / extensions to existing bungalow. The site is located on Pagham Road, a C-classified road subject to a speed limit of 30mph.

The LHA was consulted on an application at this site under ref: P/81/16/PL for demolition of existing dwelling and erection of two dwellings on the site. The LHA did not raise any highway safety concerns and the LPA approved the application. The permission was not implemented.

The proposed plans do not clearly demonstrate existing and proposed access arrangements. It is assumed that the new dwelling will utilise the existing access serving the host dwelling and a new access will be constructed to provide parking for the existing dwelling. Details of access can be secured via condition, and any access works must be constructed under licence, to a specification agreed with the WSCC Area Engineer.

Visibility at the existing access is considered sufficient for the anticipated road speeds and the proposal is not anticipated to result in a material intensification of use of the existing access. Some form of visibility splay has been demonstrated at the proposed access; however, this has not been annotated. The LHA would expect splays of 2.4 x 43m to be provided at the proposed access point, in accordance with Manual for Streets. However, an inspection of WSCC mapping indicates that these splays are achievable and maintainable wholly within the public highway in this location.

The plans indicate that two parking spaces will be provided for each dwelling. The WSCC parking demand calculator would expect that three parking spaces would be required per dwelling in this location. The applicant is encouraged to consider increasing the proposed parking provision. The LHA would not raise any highway safety concern to overspill on-street parking in this location, however the LPA may wish to consider the amenity impacts of additional on-street parking.

The site is located within walking distance of shops and services, including bus stops providing links to Bognor Regis and Chichester. Cycling is a viable option within the vicinity and secure and covered cycle storage should be provided for the proposed dwelling. The LPA may wish to consider whether alternative cycle storage provision is required for the host dwelling, given the loss of the garage building.

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 (details required, access provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

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 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.

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

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



Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
--	---	---	--	--

From: [REDACTED]
Sent: 06 November 2025 15:42
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number P/118/25/PL at 44A & 44 Pagham RoadBognor RegisPO21 4NP

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.
