

## Rebecca Payne

**From:** Nicola Spencer on behalf of Planning.Responses  
**Sent:** 21 January 2014 11:18  
**To:** Planning Scanning  
**Subject:** FW: Planning Consultation on: AW/336/13/

[Nicola Spencer](#) | Technical Support Manager, Planning Department, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37446 | External: +44 (0) 1903 737500 ext 37446 | E-mail: [nicola.spencer@arun.gov.uk](mailto:nicola.spencer@arun.gov.uk)

Visit Arun's web site at [www.arun.gov.uk](http://www.arun.gov.uk)



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**From:** Jamie.Brown@westsussex.gov.uk [mailto:Jamie.Brown@westsussex.gov.uk] **On Behalf Of** planning.consultations@westsussex.gov.uk  
**Sent:** 20 January 2014 09:34  
**To:** Planning.Responses  
**Cc:** Ashwin.Patel@westsussex.gov.uk  
**Subject:** Planning Consultation on: AW/336/13/

**WEST SUSSEX COUNTY COUNCIL**  
**STRATEGIC PLANNING CONSULTATION**

**DATE: 13/01/2013**

**FROM: Jamie Brown** **TO: Arun District Council**  
**FAO: S. Davis**

**SUBJECT: AW/336/13-Change of use from a hotel (C1 Hotel) to a residential care home (C2 Residential Institution) incorporating a new internal lift with a small external lift overrun.**

**The Russell Hotel, Kings Parade, Bognor Regis, West Sussex, PO21 2QP**

### RECOMMENDATION:

|                  |          |                     |                         |
|------------------|----------|---------------------|-------------------------|
| <b>Advice</b>    | <b>X</b> | <b>Modification</b> | <b>More Information</b> |
| <b>Objection</b> |          | <b>No Objection</b> | <b>Refusal</b>          |

**S106 contribution total (see below for breakdown): £N/A**

I refer to your consultation in respect of the above planning application and would provide the following comments.

Within the submitted application form there is no indication of the floor area of the existing hotel. Notwithstanding this, details of the number of rooms were included within Design and Access Statement. Applying these details (40 rooms) and using trip generation data from TRICS; the potential C1 (hotel movements) would be 140 movements per day with 90 movements per day for a C2 (residential care home) usage. Therefore in principle there would be a reduction in the overall number of movements to the site.

Site access remains unchanged from the existing arrangement (onto Wessex Road) and a review of the road traffic collision database indicates that there have been no recorded injury accidents in the past 36 months.

Whilst the position of the existing access is close to the junction of Wessex Road and Kings Parade, in terms of vehicular generation the proposed development is unlikely to see a significant change in

traffic volumes and the local roads experience a low volume of traffic. It is not anticipated that the proposed development will represent an intensification in vehicular movements and, as such, the site access will continue to operate safely.

The property is not anticipated to result in a greater demand for parking in this location when compared to the previous usage. There are in any case enforceable parking restrictions within the surrounding area to prevent parking from occurring in locations that would be detrimental to highway safety.

The site can be considered to be a sustainable location and this is essential given the nature of the use and the transport characteristics of residents.

Frequent bus services are located within an acceptable walking distance, with local services from Kings Parade opposite the site. Further services are available to the west at the junction Kings Parade and Princess Avenue.

The site is located just outside of Bognor Regis town centre. Bognor railway station is approximately 1.1 miles from the site and could present the opportunity for travel by any staff and visitors, although it is unlikely to be used heavily by residents unless combined as part of a multi-modal journey. The site would benefit from the provision of some cycle parking in line with the WSCC standards.

The site connects into the local footway network and provides good access for pedestrians to local shops and public transport facilities.

Having considered the information submitted, the Highway Authority raises no objection to the proposed development and recommends the following conditions:

***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 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.

***Car parking space***

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

**Jamie Brown**  
**Strategic Planning**

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