

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSSC – Highways Authority
DATE:	15 October 2025
LOCATION:	Ancient Mariner Hotel 59 West Street Bognor Regis PO21 1XB
SUBJECT:	BR/107/25/PL Change of use from single dwellinghouse to 12-bed apart-hotel (C1 use) with associated improvements to the external elevations and replacement of windows and doors. This application may affect the character and appearance of the The Steyne, Bognor Conservation Area, may affect the setting of a listed building and is in CIL zone 4 (zero rated).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSSC), in its capacity as Local Highway Authority (LHA), have been consulted on this full application BR/107/25/PL to assess the highway safety and capacity implications of the proposed development. The application is supported by a Transport Statement (TS) and associated plans.

Proposal

The application seeks approval for change of use from single, large dwelling house (Class C3) to 12-bed apart-hotel (C1 use) with associated improvements. The site was previously subject to a full planning application under application ref: BR/247/21/PL for a similar scheme but was refused on grounds not relating to highway safety or capacity.

Access and Parking Arrangements

The application site comprises a three-storey, large building, located at the eastern corner of B2166 – The Esplanade roundabout. The building access from The Esplanade and West Street will be retained for proposed uses.

The site is proposed to be a car-free development with no on-site vehicle parking area. The site is within a controlled parking zone; hence, proposed users owning vehicles could benefit from resident permits to park along the neighbouring streets. There are also car parks within short walking distances.

Safe and secure cycle parking provision is made near to the entrance of the property in the form of Sheffield stands. Delivery and servicing will be carried out from kerbside, in line with the existing arrangement, using the parking spaces along West Street.

Highway Impact and Sustainability

Due to the car-free nature of the development the future trips are from walking, cycling, public transport or taxis. The site is located within a sustainable location with many shops and amenities within walking distances and accessed from using public transport. Therefore, the Highway Authority would not anticipate highway capacity concerns arising from future vehicular trips.

Conclusion

The Local Highway Authority (LHA) do 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 (NPPF), paragraphs 114-117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) minded approving the application, the following condition should be applied:

Condition

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.

Roopa Bilichodmath
West Sussex County Council – Planning Services

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

Regards

Roopa Bilichodmath

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to

████████████████████ but the responding officer can be contacted directly via email if there are any questions relating to this response.

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