

**From:** Jamie Brown [REDACTED]  
**Sent:** 09 June 2017 16:26  
**To:** Planning.Responses  
**Subject:** BR-130-17

**WEST SUSSEX COUNTY COUNCIL  
PLANNING SERVICES CONSULTATION**

**DATE: 09/06/2017**

**FROM:** Jamie Brown

**TO:** Arun District Council  
**FAO:** Simon Davis

**SUBJECT:** BR/130/17/PL-Change of Use of redundant hotel & function room/licensed bar (C1 Hotel) to 18No. flats (C3 Dwellinghouses). This application affects the character and appearance of The Steyne Conservation Area. Resubmission of BR/155/15/PL (10 No. Flats).

The Royal Hotel, The Esplanade, Bognor Regis, West Sussex, PO21 1SZ

**RECOMMENDATION:**

☒☐☐☐☐☐

**Advice**

**Modification**

**More**

**Information  
Objection**

**No Objection**

**Refusal**

---

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

**Summary and Content**

The site is recognised as having a permitted C1 usage as a hotel. In considering the change of use the potential vehicle movements from the permitted use is a material consideration for the LHA (Local Highway Authority). It is recognised that an earlier application in 2015 for 10 no. flats was submitted in 2015, the LHA did not raise an objection from the highway perspective. This application was subsequently approved by the Local Planning Authority (LPA).

National planning policy, the National Planning Policy Framework (NPPF), identifies in paragraph 32 that development should only be resisted on transport grounds when the residual impact is considered to be 'severe'.

The site is located within Bognor Regis town centre. There are a range of services and facilities, including public transport, within short walking distance. The site has good access to Bognor railway station which links to larger centres of employment such as Brighton and London. In addition the site is located in close proximity to bus stops which also link outside the town centre. Walking routes are continuous along The Esplanade frontage.

The proposal will have a nil car parking provision. The LHA will only consider the impact of overspill parking from a safety perspective; matters of amenity would be a matter for the consideration of the Local Planning Authority. While it is likely that some overspill parking may occur in nearby roads it is not considered that this would be detrimental to highway safety and key locations in the public highway are subject to enforceable parking restrictions.

No traffic flow information has been provided with the application. However from experience of other similar proposals, the LHA recognise that a C1 usage would generate a comparable number vehicle movements compared with residential developments. As such, there is no expectation for this proposal to give rise to any increase or material change in the character of traffic in the vicinity of the site. In light of the scale of the permitted and proposed development, it is not considered that traffic generation would significantly vary between the two. It is not considered that this proposal could be resisted on the basis of traffic generation.

### **Conclusion**

The LHA does not consider that the proposed change of use would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 32), and that there are no transport grounds to resist the proposal.

**Jamie Brown**  
**Planning Services**

Jamie Brown MCIHT| Planner, County Highways, Planning Services, Economy, Planning, and  
Place Directorate  
West Sussex County Council | Location: Ground Floor Northleigh, County Hall, Chichester,  
PO19 1QT



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.