

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 21/02/2018

**FROM: Steven Shaw TO: Arun District Council
FAO: David Easton**

**SUBJECT: BR/331/17/PL - Variation of conditions 2, 8, 12, 14 & 21 imposed under
BR/240/16/PL relating to approved plans.**

Butlins, Upper Bognor Road, Bognor Regis, West Sussex

RECOMMENDATION:

Advice	☐	Modification	☐	More Information	☐
Objection	☐	No Objection	☒	Refusal	☐

The application is a Section 73 application seeking the variation of conditions 2, 8, 12, 14 and 21 of planning permission BR240/16/PL. Through the Section 73 application the applicant is purely seeking changes to the phasing of construction and not the proposed development itself.

Previously as secured with the original permission there were to be three phases and the following car parking provision associated with each phase:

- Phase 1 – 472 car parking spaces
- Phase 2 – 477 total guest, staff and contractor spaces
- Phase 2a – 489 total guest, staff and contractor spaces

There are currently 558 car parking spaces within this area of the resort. In light of the proposed change in phasing of the construction works the following phasing and car parking spaces are proposed:

- Start – 558 spaces
- Phase A (until 5th Nov 2018) – 472 spaces
- Phase B (5th Nov – 16th Nov) – 355 spaces
- Phase C (19th – 30th Nov 2018) – 306 spaces
- Phase D (3rd – 14 Dec 2018) – 319 spaces
- Phase E (17th Dec 2018 – 25th Feb 2019) – 395 spaces
- Completion of Phase 1 – 558 spaces

The above figures do include 50 spaces in Gloucester Road car park and it should also be noted that phase E appears to provide a total of 420 spaces on drawing 5128 P105 Rev C; rather than the above quoted 395. The proposed reduction of spaces from phase B onwards coincides with the resorts least busy period during the winter and the largest reduction in car parking spaces occurs for just over a month between early November and mid-December. Therefore the reduction in available car parking spaces during the construction period, from that previously approved, is not considered to have a severe impact which would warrant a reason for refusal.

The Highway Authority has no objections to the proposed variation to conditions 2, 8, 12, 14 and 21 of planning permission BR240/16/PL.

**Steven Shaw
Planning Services**