

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Kaur Singh
FROM:	WSCC - Highways Authority
DATE:	15 June 2021
LOCATION:	18-22 East Street, Littlehampton, BN17 6AW
SUBJECT:	LU/124/21/PL Change of use from C2 Residential Institution to HMO (Sui Generis). This site may affect the setting of listed buildings & affects the character & appearance of the East Street, Littlehampton Conservation Area.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Strategic Planning should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

Summary

This proposal is for the change of use from C2 Residential Institution to 11-bedroom House in Multiple Occupation (HMO). This application is retrospective, with the works having been completed on 31/05/2021. The site is located on East Street, a B-classified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided consultation advice for this site for application LU/214/19/PL, raising no objections. The LPA approved the application.

Access and Visibility

The applicant proposes no alterations to the existing vehicular access arrangements. From inspection of local mapping, there are no apparent visibility issues with the existing point of access onto East Street. In addition, the LHA does not anticipate that this proposal would give rise to a material intensification of movements to or from the site.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and Turning

WSCC parking standards for HMOs require 0.5 spaces per bedroom. Therefore, the LHA would expect a parking provision of 5-6 parking spaces for a development of this size. From inspection of the plans, there is an existing parking area to the rear of the site that can accommodate this parking requirement. There is also space for on-site turning to be achievable.

The applicant has not demonstrated cycle parking provision. Cycling is a viable option in the area, and the LHA would like to see cycle parking being implemented, in accordance with WSCC parking

and Arun parking standards. The applicant should demonstrate this in the form of covered and lockable cycle storage.

Sustainability

The site is situated in a sustainable location well connected by public transport. Littlehampton Train Station is an approximate eight minute walk from the site. Bus stops at Anchor Springs are three minutes from the site on foot, offering regular connections towards Brighton and Chichester, as well as hourly services towards Shoreham, Angmering and Arundel.

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 109), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services