

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Kathryn Welch
FROM:	WSCC - Highways Authority
DATE:	17 June 2022
LOCATION:	The Riverbreeze Restaurant, 56-57 Pier Road, Littlehampton, BN17 5LP
SUBJECT:	LU/132/22/PD Notification for prior approval under Schedule 2 Part 3 Class MA for the change of use from Commercial, Business and Service (Use Class E) to 2 No. 1 bedroom ground floor apartments (Use Class C3).
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.

This proposal seeks prior approval for the change of use from restaurant (Class E) to residential (Class C3) to form two one-bedroom flats. The site is located on Pier Road, a C-classified road subject to a speed restriction of 30 mph.

As part of the prior approval process, there are a number of matters to be considered. This includes matters relating to highways and transport. However, the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

The site is served by an existing access to the rear of the site on Clifton Road, which is privately maintained. The LHA does not anticipate that the proposed change of use would give rise to a material intensification of movements to or from the site.

The prior notification process does not enable parking provision or other matters relating to accessibility to be considered. Nevertheless, under Arun Parking Standards, the LHA would expect a development of this size and location to provide two parking spaces. The applicant proposes two parking spaces to the rear of the site and as such, the LHA is satisfied with the proposed levels of parking provision.

The applicant has not demonstrated cycle parking provision. Cycling is a viable option in the area and the LHA would like to see secure and covered cycle parking provision being implemented if there is space within the site to accommodate this. The inclusion of cycle parking helps promote the use of sustainable transport methods.

In 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 111), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services