

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	Highways, WSCC
DATE:	03/09/2025
LOCATION:	57 River Road, Littlehampton, BN17 5DD
SUBJECT:	LU/141/25/PL Partial demolition of number 57 River Road, change of use & re-development to provide a flatted development comprising 9 No apartments with private amenity space, parking & cycle storage, including the partial demolition of the adjacent boundary wall to provide a new pedestrian access & the creation of a floating pontoon with resident morning spaces (resubmission following LU/251/21/PL). This application affects the character & appearance of the Littlehampton River Road Conservation Area & is in CIL Zone 4 (Zero Rated) as flats.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	N/A

This application seeks the partial demolition of 57 River Road, change of use and redevelopment of the site to residential to form nine apartments with associated works. The proposals are a resubmission of approved application LU/251/21/PL, which sought six residential apartments at this site. The site is located on River Road, an unclassified road subject to a speed restriction of 30 mph.

For context, WSCC in its role as Local Highway Authority (LHA) was a consultee for the previous permission LU/251/21/PL, raising no highway safety or capacity concerns, subject to conditions.

Following a review of the submitted application documents for the current submission, the LHA request more information from the applicant, subject to the following comments:

Parking and Turning: The plans demonstrate off-street parking provision for nine cars. Manual for Streets 2 11.1.9 states that parking bays require space of at least 6m in front for a car to manoeuvre in and out of the bay at 90°. Whilst this appears achievable for bays 4-9, there does not appear to be sufficient space for bays 1-3, which may make manoeuvring in and out of these bays difficult. Is there scope within the site to ensure all proposed parking bays have suitable manoeuvring space? Alternatively, can the applicant demonstrate that access and turning is achievable for all parking bays?

Please raise the above with the applicant and reconsult. Upon receiving this information, the LHA can assess the application further.

Kyran Schneider
West Sussex County Council – Planning Services

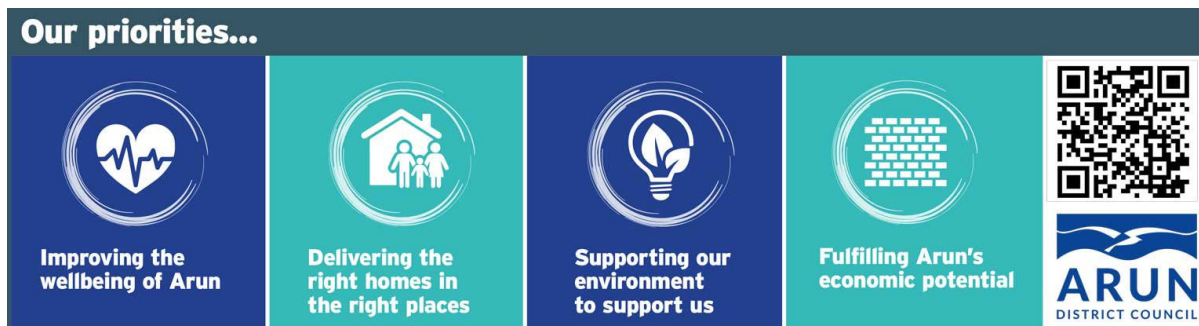
[REDACTED]

WSCC Highways response

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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Please could the attached response be distributed to the relevant case officer.

Regards

Kyran Schneider

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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