

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Mr A Wood
FROM:	WSCC - Highways Authority
DATE:	7 June 2021
LOCATION:	25 River Road Littlehampton BN17 5BZ
SUBJECT:	LU/151/21/PL Demolition of existing car garage and the erection of 2 no. two-storey residential buildings comprising 5 no. flats with associated works. This site 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 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 Local Development 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.

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

West Sussex County Council was consulted previously on Highways Matters for this location under planning application LU/126/19/PL which sought approval for demolition of the existing garage building (B2 industrial use) and redevelopment of the site providing 9no C3 residential units. This application was refused and one of the reasons for refusal was insufficient highways information.

The Local Highways Authority (LHA) requests additional information regarding the parking provision for the proposed use.

The application from states that 4 parking spaces will be provided for this development, however these have not been demonstrated. Presumably parking will be accommodated within the existing parking area off Terminus Place. The applicant is requested to demonstrate a parking layout plan. A parking bay should meet the minimum requirements of 2.4 x 4.8m as outlined in Manual for Streets (MfS) guidance.

Each parking bay should have 6m manoeuvring space. If 6m cannot be achieved because of the opposing parking bays, the applicant should widen the parking bays accordingly to allow space for manoeuvring. Swept path tracking will be required to demonstrate that the proposed parking spaces are accessible.

Please raise the above with the applicant and re-consult.

Anastasia Toleva
West Sussex County Council – Planning Services