

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	30 May 2019
LOCATION:	5 Arundel Road, Littlehampton, BN17 7BY
SUBJECT:	LU/164/19/PL Change of use from trophy/medal shop (A1 shops to Hot food takeaway (A5 Hot Food Takeaway), shopfront amendments, installation of extract outlets on north & west elevations, installation of condenser unit on west elevation & installation of roof-mounted extract flue & fresh air intake pipe.
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 trophy shop (Class A1) to hot food takeaway (A5) and alterations to shop front. The site is located on Arundel Road, a B-class road subject to a speed limit of 30 mph.

Access and visibility

The existing car park is accessed via Arundel Road. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the site resulting from road layout. Therefore there is no evidence to suggest the access is operating unsafely or that the change of use would exacerbate an existing concern.

Parking and turning

The car park to the north of the site containing 10 parking spaces is reserved for customers of the proposed takeaway and the 2 neighbouring shops south of the site. The level of traffic generated by the conversion from retail to café would be of a similar nature, albeit at different times of the day. Therefore the parking provision is deemed sufficient.

The site is located in a sustainable location well connected by public transport. There is a bus stop to the front of the site as well as several others close by, offering connections towards Angmering and Chichester. Littlehampton train Station is located approximately 160 metres away from the site. Public car parks are also situated within walking distance.

Conclusion

The LHA does not consider that the proposal would have 'severe' impact 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