

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	Highways, WSCC
DATE:	20/09/2018
LOCATION:	46a and 46b Pier Road, Littlehampton, BN17 5LW
SUBJECT:	LU/182/18/PL Demolition of the existing buildings and erection of 2 No. new buildings incorporating commercial (A1) at ground floor with 4 No. new residential units above.
DATE OF SITE VISIT:	20/09/2018
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☐ No Objection ☒ More Information ☐ Refusal
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.

Summary

This proposal is for the demolition of the existing buildings and erection of two new buildings with commercial (A1) use to the ground floor and 4 residential units above. The site is located on Pier Road, a C-classified road subject to a speed limit of 30mph. A site visit was carried out on 20th September.

Access

The site is accessed via an existing vehicular access onto Pier Road and no alterations to this are proposed. On site it appeared that the existing access may have other servicing requirements beyond the proposed residential use. These matters are typically ones of amenity rather than highway safety, nevertheless any servicing requirements (for both the proposed use and any other existing users) should be identified by the applicant in order for the highway authority to fully comment if there would be any significant highways implications.

The applicant is requested to demonstrate that the existing access is safe and suitable for the proposed intensification of use in accordance with Manual for Streets (MfS) standards for a 30mph road. Maximum achievable vehicular visibility splays should be demonstrated from a distance of 2m into the access from the back edge of the carriageway. The visibility splays must intersect land only within the control of the applicant, or within the publically maintained highway and should be drawn to a 1m offset from the nearside edge of the carriageway in both directions to represent the track of a vehicle.

Parking and turning

The applicant proposes to provide three covered parking spaces for the residential use. The applicant is requested to provide swept path tracking in order to demonstrate that vehicles can manoeuvre in and out of the proposed spaces and turn on site in order to exit onto the public highway in a forward gear.

Covered cycle storage has been demonstrated within the car port area, although the applicant may wish to consider the practicality of the proposed location in terms of accessibility should three vehicles be parked at the same time.

In conclusion, the LHA requires the following additional information from the applicant in order to adequately assess the application:

- Identification of any servicing requirements for both the proposed use and any other existing users
- Demonstration of maximum achievable visibility at the access onto Pier Road.
- Demonstration, via swept path tracking, that vehicles are able to turn on site and manoeuvre into and out of the parking spaces sufficiently.

Please request this additional information from the applicant and re-consult.

Nicola Fry
West Sussex County Council – Planning Services