

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 14/02/2011

FROM: Jamie Brown

**TO: Arun District Council
FAO: Anita Gardner**

SUBJECT: LU/18/11-Erection of 2 x 3 bedroom town houses

R/O 27-29B, Surrey Street, Littlehampton, West Sussex, BN17 5BD

CONSULTATION DATE: 21/01/2011

RECOMMENDATION:

**Advice
Objection**

X

**Modification
No Objection**

**More Information
Refusal**

S106 contribution: £N/A

The Highway aspect of 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.

West Sussex County Council has been consulted on this application and considers issues of highway safety, capacity and archaeology.

Highways

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 Highway Matters for this location under planning application no. LU/28/06 to which no objections were raised to three studio apartments.

Based on the latest WSCC car parking standards the application does not include sufficient space for the expected number of vehicles at the development. The applicant should demonstrate that the total number of parking spaces available at the development, either through provision of off-street parking spaces, on-street spaces (on or off the public highway) or a combination of both, is sufficient to accommodate the expected number of vehicles at the development. If some or all vehicles are expected to park on the public highway, then the applicant will need to demonstrate, using a car parking capacity survey, that there is sufficient available space to accommodate the expected number of vehicles. Guidance on the County Council's approach to residential parking and car parking capacity surveys can be found on our website.

**Archaeology
Summary and Recommendations**

No objection on archaeological grounds is made to the proposals, subject to provision for recording of buried archaeological features and deposits (where present) during the course of new ground excavations for construction of the town houses.

Planning condition

The Developer shall arrange for an archaeological organisation or appropriately qualified archaeologists to observe the excavations and record archaeological evidence that may be uncovered as a result of the development in accordance with a written scheme of investigation which shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.

Reason: The site is potentially of archaeological interest.

Detailed comments

The application site lies on the southern edge of the historic core of Littlehampton, in an area thought to have been open in the medieval and early post medieval periods, and located between the back of building plots fronting High Street and the top of Surrey Street, and a Quay or landing place, within what was formerly part of the River Arun, to the south of present-day Viking Terrace and Floyd's Cottages. On analogy with the medieval port of Shoreham, in Sussex (archaeological sites at Ropetackle), this open area between inhabited streets and water's edge may have been used in the Middle Ages for the disposal of domestic refuse in pits.

Also within the core of Littlehampton, there are a number of previous records of discoveries of prehistoric and Roman date, indicating that the town was built over land that was formerly occupied by an agricultural landscape (e.g. farmsteads, field systems with boundary ditches) in those periods.

Accordingly, in and around the High Street and upper part of Surrey Street, buried remains of prehistoric, Roman, medieval and early post-medieval date are likely to exist or have existed. New ground excavations for construction of the proposed houses may expose and cut through such buried features, if present.

Taking into account the modest footprint of the new development, it is recommended that in the event of development, provision should be made for the archaeological recording of buried archaeological features, where exposed during new ground excavations. An archaeologist(s) should observe the excavations, and record buried archaeology, where present, leading to an adequate report upon the findings.

Jamie Brown
Local Development