

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 10/08/2009

**FROM: Jamie Brown TO: Arun District Council
FAO: J. Smith**

SUBJECT: LU/190/09 - Porposal to convert a redundasnt coastguard tower to a residential property to include a COU

Littlehampton Coastguard Tower, The Promenade, Arun Parade, Littlehampton, West Sussex, BN17 5LL

CONSULTATION DATE: 15/07/2009

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution: £ 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 response comprises of the views of West Sussex County Council. The highways, ecological and archaeological implications of this proposal have been considered and these views are incorporated within this response.

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.

The proposal is to convert a redundasnt coastguard tower to a residential property. The Promenade is a private road not maintained by WSCC therefore these comments are for advice only.

Cycle parking should be included however; this must be secure, covered and be capable of storing at least one cycle per bedroom of the proposed dwelling. The actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA). To accommodate cycle parking any cycle store should have minimum dimensions of 6m x 3m.

For the purposes of this application, the residential use is assumed to have a nil car parking provision. A nil car parking provision does accord with the WSCC maximum parking standards and no highway safety concerns would be raised to a nil car parking provision in this location. In terms of transport, the property is situated in a sustainable location. The property is within walking distance of a range of services and public transport; hence there should no reliance as such on the use of the private car. This application therefore is in compliance with PPG13 in encouraging the use of sustainable transport.

If the LPA are minded to approve this application, a condition securing cycle parking prior to occupation of the building, should be included.

Archaeology

No significant archaeological implications to this application.

Ecology

No strategic ecological objection

Jamie Brown

Local Development