

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	5 August 2021
LOCATION:	3-4 Selborne Place Selborne Road Littlehampton BN17 5NH
SUBJECT:	LU/212/21/PL Change of use from A3 Restaurant / A4 Drinking Establishment to C3 Dwelling Houses (5 No. 1-bed flats & 1 No. 2-bed flat). This application may affect the setting of a listed building, may affect the character & appearance of the Littlehampton Sea Front Conservation Area & is in CIL Zone 4 (Zero Rated) as flats.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

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

The site is currently being used as a Restaurant with 10 car parking spaces located to the front of the site. The proposal is for the conversion of the building to residential dwellings. No changes are proposed to the parking area or the vehicular access onto Selborne Road.

The Highway Authority would not wish to raise an objection to the proposal, however secure and covered cycle storage and suitable bin storage

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. Active EV charging points should be provided for the development in accordance with current EV sales rates within West Sussex (Appendix B of WSCC Guidance on Parking at New Developments) and Horsham Local Plan policy. Ducting should be provided to all remaining parking spaces to provide 'passive' provision for these to be upgraded in future. The applicant has indicated that the hardstanding spaces will be provided with EV facilities. Details of this can be secured via condition and a suitably worded condition is advised below.

The Local Highway Authority does not consider that the proposal for 6 dwellings would have and an unacceptable impact on highway safety or result in 'severe' cumulative impacts 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.

No objection subject to the following conditions.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces (2 per dwelling) have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Electric Vehicle Charging Spaces

No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Debbie Farrell
West Sussex County Council – Planning Services