

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	16th September 2020
LOCATION:	Empty Supermarket Premises Avon Road Littlehampton BN17 6AT
SUBJECT:	LU/214/20/PL Demolition of existing buildings & redevelopment comprising residential units (Class C3) & flexible commercial floorspace (Class A1, A2, A3 and/or D1) together with the provision of car & cycle parking, landscaping & associated works (resubmission following LU/3/19/PL). This application affects the setting of listed buildings & may affect the character & appearance of the East Street, Littlehampton Conservation Area. This application is in CIL Zone 4 (Zero Rated) as 'flats & other development'.
DATE OF SITE VISIT:	
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	

Background

The site has had previous history in 2019, LU/3/19 was submitted at the site for 83 No. residential apartments with 41 car park spaces and two retail units totalling 159sqm. From the Local Highway Authority's (LHA) point of view all aspects were agreed. The scheme was eventually refused by the Local Planning Authority (LPA) and was subsequently dismissed at Appeal on design grounds.

This application is supported by way of a Transport Statement (TS) which proposes a development of 50 No. residential apartments with ancillary space (144sqm of retail space and 58sqm of communal space) at the site of the Former Waitrose, Avon Road.

The current proposal is to provide a lower number of residential apartments to that which was previously refused and dismissed at Appeal. The main highway aspects of the development proposal remain as per the original application.

Accessibility and Car Parking

The development is located within the town centre and is accessible by sustainable modes of travel, including walking, cycling and public transport. The site links with walking and cycling distances to a range of local attractors including a wide range of facilities within the town centre itself. In terms of rail Littlehampton Rail Station is located within convenient walking distance.

As it stands the application will have a total of 25 car parking spaces (including 2 No. disabled spaces and 8 No. electric vehicle spaces) are to be provided for the apartments.

The LHA is satisfied with this level of car parking and considers this to be suitable for the proposed usage.

Capacity

Previous trip rates were agreed with the LHA. Further, the proposed use for the site is likely to generate significantly lower traffic flows than the site's former use as a Waitrose store.

Highway Boundary

As with the previous application the applicant has committed to pursue an application under a Section 247 order to stop up the necessary highway for the parking areas. This is subject to a utilities search beneath the area of highway in question to establish whether any diversions are needed and the associated potential cost. The LHA are satisfied with this approach and a suitable Informative is included below which should be included should any consent be granted.

Conclusion

Having regard for a decrease in the number of units the residual cumulative impacts of the proposed development are not considered to be severe within the context of Paragraph 109 of the NPPF.

The LHA would raise no objection to the proposals subject to the previously applied conditions and Informative:

Stopping Up Order

The applicant is advised that the existing public highway to be incorporated into the development must be the subject of a Stopping Up Order. This process must be successfully completed prior to any highway land being enclosed within the development. The applicant should contact the Department for Transport's National Transport Casework Team in order to commence this process.

Jamie Brown
West Sussex County Council – Planning Services