

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amy Myers
FROM:	WSCC - Highways Authority
DATE:	28 September 2020
LOCATION:	2 Wick Parade Littlehampton BN17 7JQ
SUBJECT:	LU/216/20/PL Change of use from newsagents (A1 shops) to hot food takeaway (A5 Hot Food Take Away), external alterations to rear elevation & installation of roof mounted extract flue & fresh air intake pipe & replacement shopfront including ATM (re-submission following LU/84/20/PL). This application is in CIL Zone 4 (Zero Rated) as 'other development'.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
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 Planning Services should be considered to be advice only, with respect to this planning application.

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.

This application is for change of use of existing newsagents (A1 use) to hot food takeaway, external alterations and new shopfront including ATM. The site is located on Wick Parade, which is privately maintained, consequently these comments are for advice only. Wick Parade meets the publicly maintained highway is at the access onto Wick Street, an A classified road, subject to a speed limit of 30mph.

No alterations to the existing access onto Wick Street are proposed. The proposed A3 use is not anticipated to result in a material intensification of use of the existing access point onto Wick Street over the existing A1 use. Wick Parade offers a private parking area containing a number of unallocated parking spaces for the units fronting Wick Parade. No alterations to the existing parking spaces are proposed. The WSCC parking guidance expects that approximately 6 parking spaces would be required for the existing A1 use; whilst the proposed A3 use is anticipated to require 8 parking spaces (including two staff for parking). The LHA is advised that an informal parking area to the rear of the site is also available; as such it is not unreasonable to assume that this area could accommodate some of the staff parking demand. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety. The LHA would not consider that highway safety would be detrimentally affected through the proposed car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

Conclusion

The LHA does not consider that this proposal would have 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.

Nicola Fry
West Sussex County Council – Planning Services