

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 10th September 2008

**FROM: Ian Gledhill TO: Arun District Council
FAO: Anita Gardner**

SUBJECT: LU/234/08/ - COU from Hotel/Hostel to 12 x self-cont apartments (some studios, 1-bed & 2-bed) plus external alterations

3, River Road, Littlehampton, West Sussex

CONSULTATION DATE: 22nd August 2008

RECOMMENDATION:

Advice		Modification		More Information	
Objection		No Objection	X	Refusal	

The level of information included with this application is fairly minimal. It is evident that this proposal would result in an increased occupancy of the building. However given the historic use (as a hotel/hostel/house of multiple occupation), the change of use to residential should not result in any significant intensification. The site does not benefit from any off-street car parking or have any vehicular access. The West Sussex CC Parking Standards are maximum standards and as such providing the maximum standard is not exceeded and highway safety not directly affected through a low standards, then no highway concerns would be raised. This approach is in line with national guidance. In this instance, the maximum standard is not being exceeded and no highway safety concerns would be raised as a direct consequence of this proposal. The Planning Authority may wish to consider the implications of this proposal on on-street car parking in the local area.

The site is situated in a sustainable location with passenger transport and retail facilities in close walking distance. It would be beneficial for cycle parking to be provided for the benefit of the occupiers. The limited nature of the site does not best serve this request however, and I would not insist upon the provision of cycle parking but would leave it to the planning authority to consider whether cycle parking can be secured via condition.

No infrastructure contributions would be requested given the proposals are for 100% affordable housing.

No objection would be raised.

**Ian Gledhill
Local Development**