WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amy Myer
FROM:	WSCC - Highways Authority
DATE:	24 August 2021
LOCATION:	12 Cornwall Road, Littlehampton, BN17 6EE
SUBJECT:	LU/240/21/PL Change of Use from (C3) Dwelling house to 7 No. bed House in Multiple Occupation (Sui Generis).
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.

Summary and Context
This proposal is for the change of use from five-bedroom dwelling house (Use C3) to seven-bedroom House in Multiple Occupation (Sui Generis). The site is located on Cornwall Road, an unclassified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided consultation advice for a similar application at this site for nine-bed HMO (LU/145/21/PL), raising no highway safety concerns. The applicant withdrew the application.

Access and Visibility
The applicant proposes no alterations to the existing vehicular access arrangement on Cornwall Road. From inspection of local mapping, there are no apparent visibility issues with the existing point of access onto the maintained highway. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Parking and Turning
The applicant proposes two car parking spaces for this development. For HMOs, the LHA would expect a parking provision of 0.5 spaces per bedroom: totalling 3-4 spaces for this development. Consequently, any overspill parking would have to be accommodated on-street. Whilst on-street parking is limited in the area, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the shortfall of two parking spaces would result in a detrimental highway safety concern. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

On-site turning does not appear achievable, so vehicles may have to exit the site in a reverse gear. However, this is the existing arrangement, which is not anticipated to result in a highway safety concern.

The applicant has demonstrated cycle parking, with provision for eight cycles. Given the number of bedrooms, the LHA considers the proposed cycle parking provision to be sufficient. The inclusion of secure and covered cycle parking helps promote the use of sustainable transport methods.

Sustainability
The site is situated in a sustainable location within walking/cycle distance of local services such as shops and schools. Cycling is a viable option in the area. The site is also well connected by Public

Transport, with Littlehampton Train Station and bus stops offering regular Coastliner services located approximately 600m south of the site.

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 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be 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.

Kyran Schneider
West Sussex County Council – Planning Services