

From: Amanda Scholes on behalf of Planning.Responses
Sent: 16 August 2017 09:42
To: Planning Scanning
Subject: FW: LU/243/17/PL - Pier Road Shop and Flats
Attachments: LU-243-17-PL.docx

From: Alison Meeus [REDACTED]
Sent: 15 August 2017 13:47
To: Planning.Responses
Cc: Ian Buckland
Subject: LU/243/17/PL - Pier Road Shop and Flats

Dear Planner,

Please find attached WSCC Highways response to the above planning application.
Kind regards,
Alison

Alison Meeus | Planner; County Highways (Development Management); Planning Services;
Economy, Planning and Place Directorate.

West Sussex County Council

Location: 2nd Floor, Northleigh, County Hall, Chichester, PO19 1QT

Part-time working hours: (Tuesday,Wednesday,Thursday 9am-2pm)

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 15/08/2017

FROM: Alison Meeus

**TO: Arun District Council
FAO: Planner**

**SUBJECT: LU-243-17-PL
56-57 Pier Road
Conversion and minor extension of restaurant and 5 bedroom flat to create a shop unit and 6 residential units.**

RECOMMENDATION:

Advice	☐	Modification	☐	More Information	☒
Objection	☐	No Objection	☒	Refusal	☐

The proposal to convert the above property to create a shop and 6 residential units has been considered by WSCC as the Local Highway Authority. No objection is raised subject to any conditions attached.

The site is located in Pier Road, a busy riverside street with a mix of retail, restaurant and residential units. The area has recently been improved over the years to accommodate the environment agency flood defence works to the riverbank which included a new riverside public space. This work is now complete and the whole area is beginning to be enhanced and re-developed. The road itself has a 30mph speed limit and enforceable parking restrictions along both sides.

The site is within a busy built up area and therefore this development is car free. No provision for parking can be accommodated and therefore any cars would have to be parked in the surrounding streets. There are parking restrictions in place due to its close proximity to the riverside, however if parking is required on-street parking can be found in the vicinity.

Access to the rear of the property is taken from Clifton Road, and South Terrace both roads are maintained by WSCC up to a point however; the main section behind the proposed units is privately owned. It is wide enough for 1 car to travel down it and can be accessed from both the north and the south. There could be potential for residents or shop keepers to use this as a drop off, and some units have garages but parking could not take place on this section of road as there is not enough space.

Cycle storage will be provided in each unit to encourage sustainable transport options and the site is located in walking distance to the station and bus services.

Whilst the renovation works are undertaken should there be a need for hoarding or the placing of skips in the highway then appropriate licences must be obtained (see informative below).

**Alison Meeus
Planner**

INFORMATIVES

Temporary Works Required During Construction

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.