

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	7 October 2020
LOCATION:	57 River Road Littlehampton BN17 5DD
SUBJECT:	LU/247/20/PL Partial demolition of existing building, retention of boundary wall & street facade, partial demolition of boundary wall to incorporate new pedestrian gateway & gate, erection of 6 No. flats in 2 blocks connected by shared stair & lift core, on site parking yard for 8 No. cars & 8 No. cycles & space for communal refuse & recycling bins. This application affects the character & appearance of the Littlehampton River Road Conservation Area & is in CIL Zone 4 (Zero Rated) as flats.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
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 the erection of 6 flats (2 x 2-bed and 4 x 3-bed flats) over two three-storey blocks. The site is located on River Road, an un-classified road subject to a speed limit of 30mph.

The site is currently accessed via an existing gated entrance which will be retained for the residential use. The area fronting the existing gate is not maintained by the LHA as public highway, and the applicant's plans appear to indicate that an area of the access is not within their ownership. As such, there could be a potential third party land issue at the access point. Whilst not strictly a planning consideration, should this land be required for vehicular visibility, splays passing through this land could not be secured in perpetuity. Visibility splays would be required should the proposal represent an intensification of use of the land over the existing warehouse use. The applicant is requested to provide details of vehicular trip generation associated with the existing use of the site and anticipated trip generation associated with the proposed residential use.

The applicant also intends to extend the existing footway and kerb line to the western gatepost. This is currently demonstrated within the applicant's own land - is it the applicant's intention for the footway to be adopted as publicly maintainable highway by WSCC?

Please request the above information from the applicant and re-consult.

Nicola Fry
West Sussex County Council – Planning Services