

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	5 November 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.

The LHA has been re-consulted on this application following submission of revised plans demonstrating that the applicant owns the land to the front of the site, and that there is no third party land issue in this location.

The applicant is requested to provide trip generation details pertaining to the existing use of the site as a vehicle repair shop, to enable the LHA to establish whether the proposal would represent a material intensification of use.

Please request these details from the applicant and re-consult.

Nicola Fry
West Sussex County Council – Planning Services