

Head of Planning
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

28 April 2021
Our Ref: CMB/2021/5802

Dear Sirs,

RE: PROPOSED COMMERCIAL USE AT 4 HAWTHORN ROAD, LITTLEHAMPTON

I write with regard to the proposed commercial space at the above address. RGP is familiar with the site having previously prepared the transport statement to accompany a prior approval scheme for the conversion of a larger commercial building on the site to 30 residential units.

The site is located to the north of the A259, as illustrated below, and to the north of Littlehampton town centre. The site does benefit from close proximity to public transport stops, good quality pedestrian and cycle routes and complementary land uses which allow employees of the proposed site to travel by active and no-car modes of transport for some of their journeys.



RGP – Transport Planning and Infrastructure Design Consultants

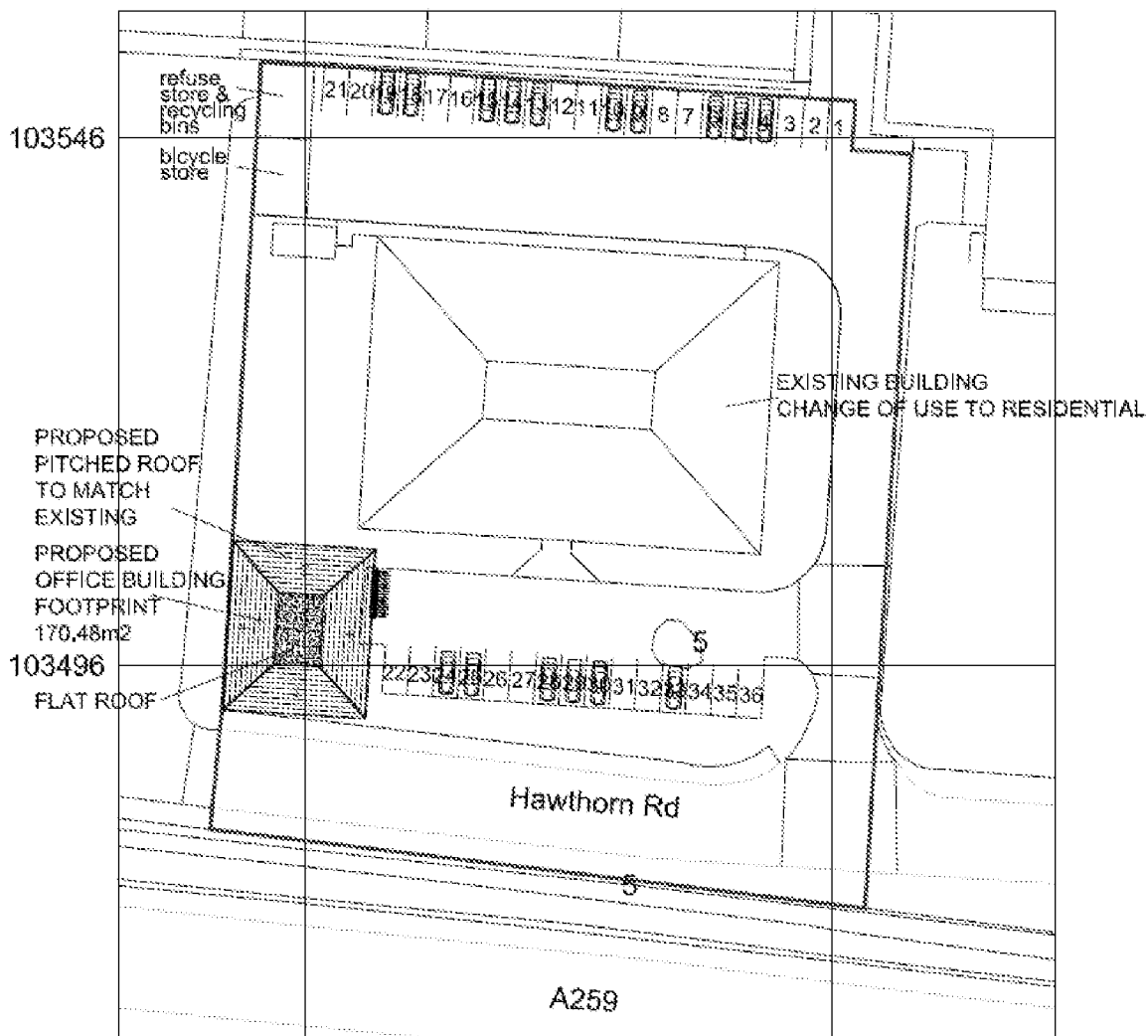
Surrey Office Snackfield Suite, Mill Pond House, Mill Lane, Godalming, Surrey GU7 1EY

London Office 1 Fellmonger Path, London Bridge, London SE1 3LY

The site currently benefits from circa 50 parking spaces whilst the approved conversion of the property to residential use would, according to West Sussex County Council's (WSCC) Car Parking Calculator would necessitate a minimum of 36 parking spaces on site.

The proposal, which are the subject of this planning application, seek to provide a new commercial building on the site, in addition to the 30 residential units previously approved, with a total GFA of 341sqm. The proposals would be predominantly office however some storage space would also be provided.

The wider site would retain at least 36 parking spaces on site, as illustrated below, however there is scope for additional parking for 8 cars available opposite the parking bays labelled 1 to 21, aligned parallel to the aisle. Overall, a total of 44 vehicles could be parked on site, however with a view to reducing use of the private car only 36 bays would be formally marked out on site.



According to Arun District Council's (ADC) Parking Standards adopted in 2020, an office commercial premises requires the most onerous amount of parking with a parking spaces required for every 30 sqm of GFA up to a threshold of 500sqm in less accessible locations. It should be noted that the ADC

parking standards are defined as a guide and not a maximum or minimum. Based on the proposals the site could generate a requirement for 11 parking spaces.

A commercial or office building would tend to operate in a complementary manner to the residential units on site with peaks in parking for the office building occurring during the working week whilst peaks for the residential uses on the site would take place during the evening, night-time and weekend.

Therefore, the total use of 36 formal unallocated bays and 44 total unallocated bays on the site would be likely to support the peaks in demand from the consented residential units (30 in total) and the 341 sqm of commercial building proposed, without leading to parking being displaced onto the local highway network.

In summary, the proposals would therefore be acceptable from a parking and highway perspective and should be approved.

Yours faithfully,



Chris Blamey
RGP
Head Office

Encl.