

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 04/10/2017

FROM: Alison Meeus

**TO: Arun District Council
FAO: Mr D Easton**

**SUBJECT: LU/264/17/PL
Land at Fort Road, Littlehampton, BN17 7QU
Extension to existing office unit and storage area**

RECOMMENDATION:

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

The proposal to extend the existing office and storage area at Fort Road East in Littlehampton has been considered by WSCC as the Local Highway Authority. No objection is raised.

The workshop is currently vacant and the extension proposals will create 160sqm for B1 (a) use class. The application does not indicate if the number of employees at the site will increase as a result of this planning application. There were however 12 employees previously.

WSCC car parking standards for B1 use class is 1 space per 30sqm, which would provide 5 spaces. No parking details have been provided in the application form and these need to be included to ensure parking can be accommodated for the use.

Fort Road East is described as industrial backing onto residential properties. The road has enforceable parking restrictions along both sides of the road and therefore any staff parking should be contained where possible in the site. In terms of sustainability the site is well located close to rail and bus services. Cycle storage should be considered to promote sustainable travel as per the NPPF guidelines.

**Alison Meeus
Planner**

Car parking space (details required)

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

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 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.