

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 25/10/2017

FROM: Alison Meeus

TO: Arun District Council

FAO: David Innes

**SUBJECT: LU/282/17
Land north of and south of the railway
Courtwick Lane, Littlehampton**

Reserved matters approval is being sought for the mixed use building as described in the development description which comprises of 162 sqm of floorspace for A1/A2/A3 local facilities, with 5 residential apartments at first and second floor comprising of 3 x 2 bed and 2 x 1 bed with associated parking, bin stores, cycle parking and store. In addition, reserved matters approval is also being sought for the associated changing facilities which comprises of a single storey building sited towards the open space and playing fields area to the north east of phase 2.

RECOMMENDATION:

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

The site is located at the end of Benjamin Gray Drive and Courtwick Lane. Both roads do not form part of the publicly maintainable highway network and therefore WSCC can only offer our comments in an advisory capacity.

Benjamin Gray Drive meets the public highway from the south at the intersection with the A259. This is a traffic light controlled four way crossing with a pedestrian phase. Visibility here is good and the management of large volumes of traffic are assisted by the presence of this controlled junction layout.

Courtwick Lane is accessed from the public highway to the east from the junction of Kingfisher Drive and Courtwick Lane, which leads to the A284 Lyminster Road. All junctions have good visibility.

The proposal will attract a number of different trips, as the site is mixed use this will range from residential, employees trips and trips associated with the football pitches. There is also likely to be a high level of pedestrian footfall as the site is located in a residential area.

The size of the building is 162sqm and based on WSCC maximum car parking standards the following number of car parking spaces have been calculated as a guide.

A3 (private club)	1 space per 5sqm	33 spaces
A2 (professional)	1 space per 30sqm	5 spaces
A1 (shops)	1 space per 20sqm	8 spaces

10 Spaces are allocated to the mixed use building, and an additional 8 spaces have been allocated for the 5 flats. This includes an allocation of 1 space per flat and 3 spaces for visitors.

All of the proposals are in line with current guidance. It is noted that local concern over the number of vehicles using the site for the sports pitch is a local concern. The proposals are to provide a grasscrete area for up to 20 cars to park on match days. This would also provide a flexible parking area for the A3 use. WSCC are unable to determine if this would be an appropriate number as it is unclear how many pitches there will be. Although car sharing is often common practice or the use of mini buses for these types of activities would reduce the number of vehicles entering and exiting the site.

We would advise should further parking be required from this use it is most likely that people would park on the grass if more space was required, and could be made larger at a later date if needed.

As both Courtwick Lane and Benjamin Gray Drive are private roads, the management of these in terms of enforceable parking restrictions is the responsibility of the owner. This is something the applicant will need to work on with the residents to ensure parking is kept within the confines of the site. However the parking proposals seem acceptable for the proposed use at this time.

It is noted that access to the site from both roads could cause congestion issues and at busy times there could be issues with the width of Courtwick Lane, as once it becomes private it also becomes single width.

The main preferred route would be into the site via Benjamin Gray Drive with the possibility of exiting via Courtwick Lane as a voluntary one way system to help at times when the volumes of traffic may be higher i.e. on match days.

Alison Meeus
Planner