

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Richard Castro-Parker
FROM:	Alison Meeus, Highways, WSCC
DATE:	13/11/2018
LOCATION:	Hawthorn Road, Littlehampton
SUBJECT:	<u>LU-286-18</u> Notification of prior approval for a proposed change of use of a building from office use (B1a to a dwelling house, class C3 to provide 30 self-contained flats (14 studios and 16 1 bed flats)
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£ See below for breakdown.

WSCC as the CHA has considered the above proposal to change the use of the existing b1 office into 30 self-contained flats with associated car parking and cycle storage. No objection is raised subject to any conditions attached.

Access

The existing access to the site from Hawthorn Road will be retained and is suitable for the intended use. A swept path plan submitted with the application shows a fire appliance can enter turn and exit in forward gear. Hawthorn Road shares its access onto the A259 from the Morrisons Supermarket roundabout arm. Visibility here is good and WSCC raise not issues with any of the access routes to the site.

Car Parking

The WSCC car parking calculator has been use to determine the expected parking demand. The proposal will provide 30 self-contained flats of which 14 will be studio flats, and 16 1 bedroom flats). Based on this mix of dwellings the calculator suggests an unallocated demand of 36 spaces. As the offices provided 50 spaces, there is ample parking provided for within the development.

Cycle Storage

Cycle parking will be provided which is secure, covered and lit. WSCC cycle parking standards are 0.5 cycle spaces per flat which equates to 15 spaces. These will be provided.

Walking

The site is well supported by pedestrian infrastructure. A zebra crossing which leads to the A259 where there is a push button pedestrian crossing is in situ approx. 50m from the site and provides a safe crossing point from the north of the A259 to the south.

Trip Impact

The site was originally in use as an office and as such the trips received on a daily basis will be much higher than the proposal for 30 flats. A TRICS analysis of the B1 office has

been undertaken using sites across the UK, but not within Greater London, and indicates a daily trip rate of 195 two way movements over the course of the day. This trip rate has been compared with the proposed trip rate of the flats and the net impact is -107 trips!

As such the proposal will see a vast reduction in the overall number of trips using the access, which will have a positive impact on the surrounding highway network.

Sustainability

The site is well located to make full use of alternative forms of transport. Bus stops are located a 4 minute walk from the site providing routes into the town and further afield, and Littlehampton railway station is a 20minute walk. As mentioned previously there is good waling and cycling infrastructure in place to accommodate sustainable travel.

Alison Meeus
West Sussex County Council – Planning Services