

From: [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 21 November 2017 16:59
To: Planning.Responses
Cc: Ian Buckland
Subject: RE: Please find attached amendment on planning application Ref: LU/287/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 21/11/2017

FROM: Katie Kurek

TO: Arun District Council
FAO: A Gardner

SUBJECT: LU/287/17/PL - Demolition of existing buildings, change of use & erection of 1 No. building incorporate office (B1) at ground floor & 8 No. dwellings at first floor level. Amendment received.

46a & 47, Pier Road & Land north of Clifton Road, Littlehampton, BN17 5LW

RECOMMENDATION:

Modification More Information

S106 contribution total (see below for breakdown): £N/A

Summary

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), has been re-consulted on proposed residential and commercial development on land at 47 Pier Road. In our comments dated 10th October 2017 we requested that the applicant reconsider the proposed vehicle access arrangements in order to improve vehicular and pedestrian visibility upon exiting the site. We also advised that the existing dropped kerb to the south and east boundaries would become redundant and therefore the kerb line should be reinstated giving opportunity for a new 2m wide footway. It was advised that the parking layout be altered in order to facilitate an improved access and that these arrangements be demonstrated as workable via tracking diagrams showing the swept path manoeuvres required.

Various substitute plans have been received demonstrating an altered site layout. Some outstanding issues remain that the LHA wish to be addressed as set out in the report below.

Amended Access and Parking Arrangements

A total of eight car parking spaces are now proposed, however the applicant has not clarified whether these will be of an unallocated arrangement or allocated to particular flats. The layout of these has been altered in order to provide a wider undercroft vehicle access into the site. Whilst two cars can pass within the site the access opening where it meets the public highway is approximately 4.3m wide. This was previously advised to be 4.5m to allow two cars to pass at the entrance. The applicant should therefore demonstrate via swept path tracking diagram that two cars can pass within the entrance.

The full extent of the proposed works including access are cut off from the plan and should be provided along with demonstration of achievable vehicle visibility splays. The LHA would consider that a 2m 'X' distance would be suitable in this location and splays should be taken to the nearside carriageway or at a 1m offset from the road edge.

The LHA appreciate the improvement in the vehicle access route which allows two cars to pass within the site. Nevertheless, spaces seven and eight would still result in possibility of a car reversing and exiting onto Clifton Road between the supporting wall of undercroft parking and neighbouring property with limited visibility. The

applicant could consider blocking space 8 in and having the two tandem spaces allocated to one flat with the remaining six spaces being of an unallocated arrangement. This would result in all cars exiting from the same point where there would be an improved vehicle visibility splay.

Proposed Footway Works

The applicant should confirm whether the previously advised adoptable footway works will be undertaken and the proposed extent of these. As previously commented this will provide a pedestrian link to and from the site and considering the central town centre location would be considered a benefit to promote sustainable modes of transport in this location. These works would require technical approval via a legal agreement with the WSCC Implementation team.

Conclusion

In summary the applicant should consider allocating the tandem spaces to a single residential unit and confirm whether the remaining parking spaces will be unallocated. On this basis the parking provision will meet the anticipated demand as per the WSCC Car Parking Demand Calculator. This will then enable the applicant to demonstrate achievable vehicle visibility from 2 m back into the proposed access point, extending to the nearside carriageway edge in either direction. The width of the proposed access point will also allow for some level of pedestrian visibility. The applicant should also provide a swept path of two cars passing within the access to demonstrate the achievability of this; alternatively the access could be widened to 4.5m.

Please ask the applicant to provide the above additional information/ modifications and re-consult.

Katie Kurek
Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 03 November 2017 10:34
To: SU Local Development
Subject: Please find attached amendment on planning application Ref: LU/287/17/PL

To: **WSCC(ROW/Strategic/Highways)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: LU/287/17/PL

Registered: 06-SEP-17
Site Address: 46a & 47 Pier Road & Land north of Clifton Road Littlehampton
BN17 5LW

Grid Reference:

Category: Plan Applicat'n

Description of Works: Demolition of existing buildings, change of use & erection of 1 No. building incorporate office (B1) at ground floor & 8 No. dwellings at first floor level.

I am able to inform you that I have received an amendment to the above application dated 30th October 2017 relating to:- Substitute Various plans

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 19th October 2017.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

[Click here to make further comments](#)

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number Direct Dial: 01903 737529.

Thanking you in anticipation

Planning Case Officer

pmac21_email

<http://www.arun.gov.uk>

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