

From: Katie Kurek [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 15 December 2017 11:51
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: 15/12/2017

FROM: Katie Kurek
TO: Arun District Council
FAO: Anita 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: *No Objection*

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 office development on land at 47 Pier Road. In our latest comments dated 21st November 2017 we requested modification and more information on the scheme regards the workability of the tandem car parking spaces and the restricted visibility that would still be in place with the likelihood of a car reversing onto Clifton Road in this location. We also requested that visibility splays be demonstrated from the proposed access point and that this be widened or demonstrated that two cars can pass in the access by providing a swept path plan.

Content

Some amended plans have been received that demonstrate a fixed bollard behind space 8 to prevent a car exiting on to Clifton Road in reverse, where visibility is restricted. This should be maintained in perpetuity and can be secured under a suitably worded condition. Space 7 and 8 will be allocated to a single flat and the remaining spaces of an unallocated arrangement. On this basis the WSCC Car Parking Demand Calculator envisions a total demand of eight spaces should be provided therefore the LHA are satisfied with the level of car parking provided for the flats.

The access has been widened at the entrance to 4.5m to allow two cars to pass. The access and footway works to the south and east elevations would require technical approval under a S278/38 Agreement with the WSCC Implementation team. This is to ensure that the access is built to a suitable specification and that the new footway is of sufficient standard to be adopted public highway.

Vehicle visibility splays have not been demonstrated. The LHA has considered the existing use at the site and number of vehicle movements that could take place currently via substandard accesses (garage doors abutting directly to the road). Vehicle movements are not anticipated to be severely increased over the existing and some improvement to visibility is provided by widening the access point and setting back the building line. The LHA also consider the slow speed and lightly trafficked nature of Clifton Road. In summary the combination of these factors would result in improvement over the existing parking, access and visibility and therefore no grounds to resist the proposals could be

substantiated. Furthermore, the formalised parking layout within the site now allows for a turn on site to exit onto Clifton Road in a forward gear.

Conclusion

In summary the LHA are satisfied that our previous concerns have been addressed and that the proposed development is not anticipated to cause a detrimental impact to the safe operation of the nearby public road network. We also raise no concerns regards to capacity and judge that the proposals meet with paragraph 32 of the National Planning Policy Framework and there are no transport grounds to resist the application.

If the LPA are minded to approve the application the following conditions and informative should be secured:

Access (details approved, access provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved drawing.

Reason: In the interests of road safety.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan, including the fixed bollard as indicated on the *Proposed parking and access arrangements* plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Turning space

No part of the development shall be first occupied until the vehicle turning space has been constructed within the site in accordance with the approved site plan. This space shall thereafter be retained at all times for their designated use.

Reason: In the interests of road safety.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

INFORMATIVE

Section 278 Agreement of the 1980 Highways Act - Works within the Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Section 38 Agreement of the 1980 Highways Act – Provision of Adoptable Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

Katie Kurek
Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 29 November 2017 17:36

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 and second floor level.

I am able to inform you that I have received an amendment to the above application dated 27th November 2017 relating to:- Supplementary Proposed parking and access arrangements

[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>

NLPG UPRN 100062237016

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