

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 11/10/2017

FROM: Alison Meeus

TO: Arun District Council

FAO: Mrs A Gardner

SUBJECT: LU-307-17

Sea Road – Promenade Shelter

Demolition of promenade shelter and construction of café and kite surfing school with roof terrace and associated works.

RECOMMENDATION:

**Advice
Objection**

**Modification
No Objection**

X

**More Information
Refusal**

X

The proposal to demolish the existing beach shelter on Littlehampton Sea Front, and construct a café and kite surfing school has been considered by WSCC as the Local Highway Authority. No objection is raised subject to any conditions attached.

Access

The site is accessed by foot as it is located alongside the beach promenade. Sea Road is the closest public highway and is located behind the site, running from Littlehampton in the west to Rustington in the east. Sea Road has a 30mph speed restriction.

Parking

Pay and display parking bays are located by the beach huts on Sea Road. There is also a pay and display car park next to the local swimming pool across the road from the beach, and an informal crossing point with a pedestrian refuge island is located opposite the swimming pool; which provides a safe crossing point for pedestrians.

Sustainability

A bus stop is situated a few meters from the site, and the train station is located within 1-2km on foot. There should be some form of cycle storage provision.

Demolition and construction

A plan should be submitted to the LPA prior to commencement of the development to ensure that all associated plant and materials for the demolition and build are in a safe secure compound. The suggested condition will ensure this is done in a way which protects the safety of the highway.

**Alison Meeus
Planner**

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.

Temporary Works Required During Construction

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

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.