

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	Highways, WSCC
DATE:	06/12/2018
LOCATION:	The Nelson Hotel, 61, Pier Road, Littlehampton, BN17 5LP
SUBJECT:	LU/324/18/PL Demolition of existing hotel & replacement with new 14 bedroom hotel with ancillary restaurant & function rooms.
DATE OF SITE VISIT:	
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary

Previously the Local Highways Authority (LHA) has been consulted on matters at this address under application LU/280/16/PL which sought for a second floor to the existing hotel to create an additional 8 guest rooms a refurbished and extended bar, restaurant, function room and flat roof. The LHA raised no highways objections to the proposal however the application was refused on matters relating to scale and siting of the dwelling.

This most recent application seeks a similar overall result with a total of 14 rooms being provided, with ancillary restaurant and function rooms.

The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents within close proximity of the site, along Pier Road and South Terrace. There is no evidence to suggest that the junction is operating unsafely, or that the proposed change of use would exacerbate an existing safety concern.

Access and Capacity

The site does have not have a direct access onto Pier Road or South Terrace.

The applicant has provided TRICS data to support this proposal, the data outlines that a maximum of 2 two way trips would be anticipated in the AM peak and three within the PM network peaks. A total of 26 two way movements would be expected to occur per day. Given the modest increase in rooms and refurbishments it is not anticipated that there will be a material increase in traffic movements over the existing use. In addition there are no known capacity and congestion issues within the immediate vicinity of the site. From a capacity perspective we are satisfied the proposal will not have a severe residual impact.

Parking

There are no existing parking provisions associated with The Nelson Hotel and this is to be the case for the proposed also. The LHA are not aware of that the previous use resulted in excess parking onto Pier Road and South Terrace. It is considered unlikely that excess parking would occur as a result of these proposals. The area is subject to enforceable waiting restrictions along the carriageway restricting parking and protecting key locations on the network. The carriageway is circa 9.5-10m in width and provides ample space for another vehicle to pass a parked vehicle.

There are however legal mechanisms for action to be taken to discourage any unsafe behaviour on the highway, enforced by either Civil Enforcement Officers or the Police. Parking on the footway can be considered to be a *wilful obstruction of the free passage of a highway*, contrary to section 137 of the Highways Act 1980. There are also some links to the Highways Act 1835 (section 32), Town Police Clauses Act 1837 (section 28) and the Road Vehicle (Construction and Use) Regulations 1986 (SI 1986/1038), which have been used successfully in proceedings brought about against drivers parking on footways.

A pay and display car park is located approx. 170m east of the site which provides opportunities for visitors parking.

Sustainability

The site is accessible by foot, cycle, bus, train or by car. Pier Road and South Terrace do have footway links that lead to local bus stops. Littlehampton centre is also within short walking distance of the site. Realistically given the type of use, the majority of visits would be via the car. However as previously stated the proposal is not anticipated to result in a material increase in traffic movements over the permitted and historic uses and there is the opportunity for sustainable levels of transport for local travel.

Refuse Collection

The existing refuse collection process has been outlined as being retained for the new hotel, this arrangement occurs to the rear of the site via the adjacent alleyway. There are no known concerns with this practise currently and therefore the continuation of such is anticipated to be suitable for the proposal.

Conclusion

The LHA does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 109), there are therefore no transport grounds to resist the proposal.

Jodie Wilkes

West Sussex County Council – Planning Services