

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	<u>Arun</u> District Council <u>FAO:</u> Anita Gardner
FROM:	<u>WSCC</u> - Highways Authority
DATE:	29 April 2019
LOCATION:	The Nelson Hotel, 61, Pier Road, <u>Littlehampton</u> , <u>BN17 5LP</u>
SUBJECT:	<u>LU/324/18/PL</u> Demolition of existing hotel & replacement with new 14 bedroom hotel with ancillary restaurant & function rooms. Amendment received.
DATE OF SITE VISIT:	
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	£ N/A

The Local Highways Authority (LHA) has been consulted on the above application for the demolition of the existing hotel and replacement with a new 14 bedroom hotel with ancillary restaurant and function room. The LHA offered no severe highways safety concerns to the original application. The applicant has now offered a revised scheme maintaining the number of rooms and rearranging the layout to the restaurant and function rooms.

Upon comparing the plans with WSCC mapping data the design does not appear to encroach onto the publicly maintained highway or narrow the existing footway. There is a triangular piece of land on the south western boundary which is to be utilised by the site, this is within the red edge of the property boundary and would be utilised as an access area. Similarly a triangular portion of land is present on the south eastern property boundary this also within the red edge of the applicant, either of these portions of land appear to overlap the publicly maintained highway.

The applicant is advised that any works within the publicly maintained highway are prohibited without either obtaining the relevant license or without stopping up and rescinding the highways rights over the land.

I have included the highway boundary plan along with this response for your information.

Based upon the above considerations there are no severe highways safety concerns with the proposal, please see my previous response dated 07/12/2018 for further comments relating to this proposal.

Jodie Wilkes
West Sussex County Council – Planning Services

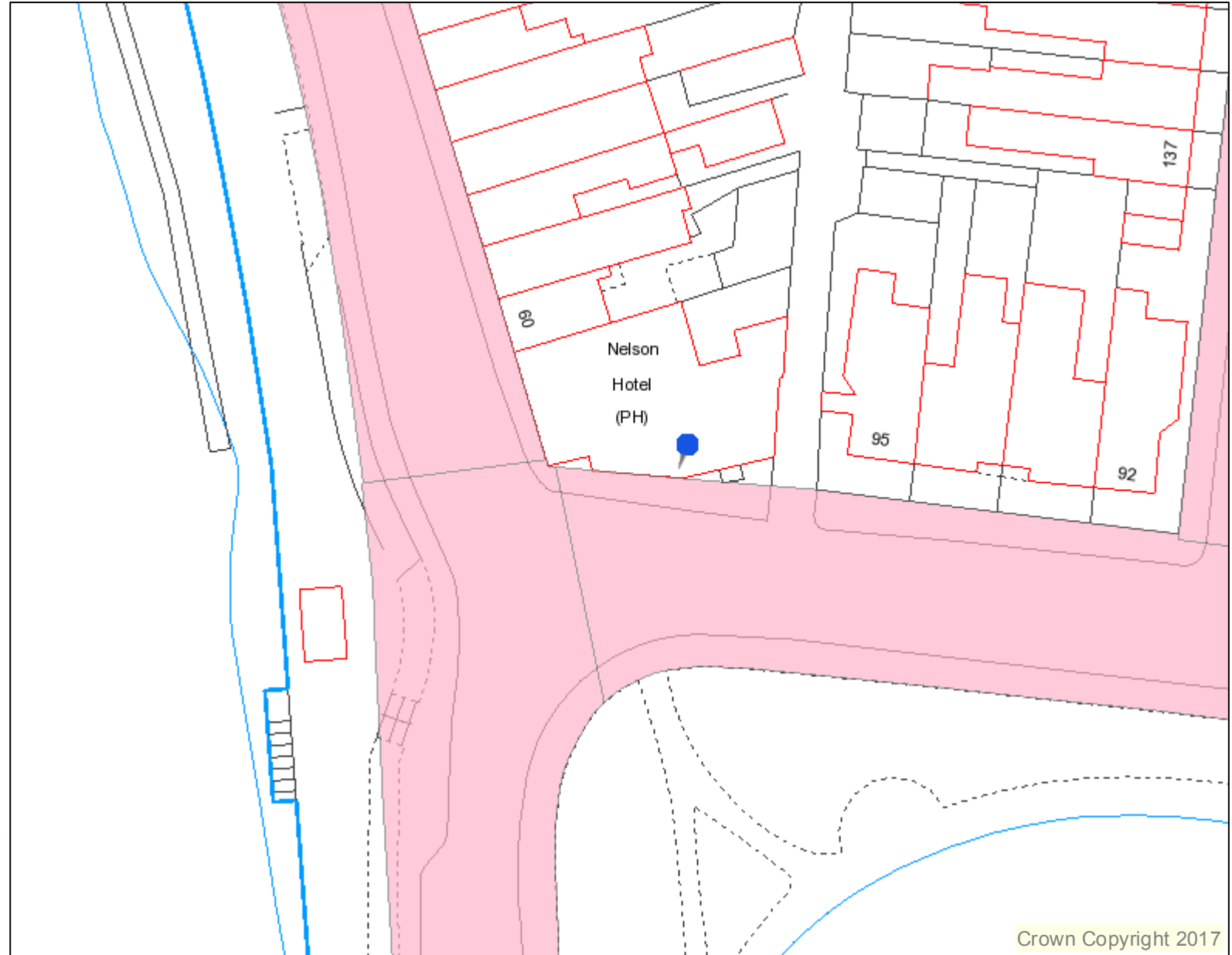
The Nelson Hotel, 61, Pier Road, Littlehampton, BN17 5LP



Legend

Highway Boundary Responsibility

-  WSCC
-  Highways England
-  Jointly Maintained

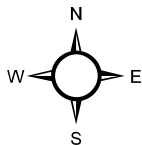


Date: 29/04/2019

Author: JW

Scale 1:500

0 3.5 7 14 21 28
Metres



Map Notes

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100023447 (2017)