

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                                 |                                                                                                                                                                                                                                               |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                      | Arun District Council<br>FAO: Anita Gardner                                                                                                                                                                                                   |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                                                                                                                                                                     |
| <b>DATE:</b>                    | 1 December 2021                                                                                                                                                                                                                               |
| <b>LOCATION:</b>                | 18-22 East Street, Littlehampton, BN17 6AW                                                                                                                                                                                                    |
| <b>SUBJECT:</b>                 | LU/359/21/PL<br>Change of use from C2 residential to an HMO (Sui Generis) (resubmission following LU/124/21/PL. This application may affect the setting of a listed building and may affect the East Street, Littlehampton Conservation Area. |
| <b>DATE OF SITE VISIT:</b>      | N/A                                                                                                                                                                                                                                           |
| <b>RECOMMENDATION:</b>          | Advice                                                                                                                                                                                                                                        |
| <b>S106 CONTRIBUTION TOTAL:</b> | N/A                                                                                                                                                                                                                                           |

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

### Summary and Context

This proposal is for the change of use from C2 Residential Institution to 11-bedroom House in Multiple Occupation (HMO). This application is retrospective, with the works having been completed on 31/05/2021. The site is located on East Street, a B-classified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided consultation advice for this site for similar application LU/124/21/PL, raising no objections. The applicant withdrew the application.

### Access and Visibility

The applicant proposes to utilise the existing vehicular access on East Street. From inspection of local mapping, there are no apparent visibility issues with the existing point of access onto the maintained highway. In addition, the LHA does not anticipate that this proposal would give rise to a significant material intensification of movements to or from the site.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

### Parking and Turning

WSCC parking standards for HMOs require 0.5 spaces per bedroom. Therefore, the LHA would expect a parking provision of 5-6 parking spaces for a development of this size. From inspection of the plans, there is an existing parking area to the rear of the site that can accommodate this parking requirement. There is also space for on-site turning to be achievable.

The applicant has demonstrated cycle parking provision to the west side of 18-20. The inclusion of secure and covered cycle parking provision helps promote the use of sustainable transport methods.

### Sustainability

The site is situated in a sustainable location well connected by public transport. Littlehampton Train Station is an approximate eight minute walk from the site. Bus stops at Anchor Springs are three minutes from the site on foot, offering regular connections towards Brighton and Chichester, as well as hourly services towards Shoreham, Angmering and Arundel.

### Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

#### *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 to be 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.

**Kyran Schneider**  
**West Sussex County Council – Planning Services**