

[REDACTED]

From: Alison Meeus [REDACTED]
Sent: 29 November 2017 10:42
To: Planning.Responses
Cc: Anita Gardner
Subject: LU-364-17 Duke Street, formerly the tap and barrel, No 2-13 Duke Street

Dear Anita,

Please find attached WSCC Highways response to the above planning application.
Kind regards,
Alison

Alison Meeus | Planner; County Highways (Development Management); Planning Services;
Economy, Planning and Place Directorate.

West Sussex County Council

Location: 2nd Floor, Northleigh, County Hall, Chichester, PO19 1QT

[REDACTED]
Part-time working hours: (Tuesday, Wednesday, Thursday 9am-2pm)

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**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 14/11/2017

FROM: Alison Meeus

TO: Arun District Council

FAO: Mrs A Gardner

SUBJECT: LU-17-364

No. 2-13, Duke Street, Littlehampton, BN17 6EY

Formerley 'The Tap and Barrell'

Retention and conversion of former public house building and the erection of a two storey block to provide a total of 9 residential units with associated parking. Re-submission of planning application LU/117/17/PL

RECOMMENDATION:

Advice	☐	Modification	☐	More Information	☐
Objection	☐	No Objection	☒	Refusal	☐

The proposal to demolish the existing building and erect a new residential building to provide 9 residential units and associated car parking, has been considered by WSCC as the Local Highway Authority. No objection is raised subject to any conditions attached.

The 'Tap and Barrell' is located in the heart of the town centre flanked by St Martins Place and Duke Street. All roads in the vicinity are subject to a 30mph speed limit and enforceable parking restrictions are in operation.

The proposal will require the site to be demolished and a new building erected. This will require a demolition and construction management plan to be submitted to the LPA for approval, the condition below outlines the basic information required to ensure the highway is kept safe and free of obstruction whilst the work is being undertaken.

The new proposals will provide 9 dwellings, consisting of 7 x 1 bed flats/maisonettes and 2 x 2 bed flats with 4 car parking spaces allocated. These are within the maximum standards set out by WSCC and will give at least 1 space for every two flats. It is not clear if these spaces will be allocated or unallocated however due to the location in the town centre management of these spaces will be required to ensure the parking can be controlled. There are plenty of car parks within the vicinity should additional parking be required however given it is in a very sustainable location and close to bus and rail links; the flats are likely to encourage people who don't need parking.

Secure covered cycle storage should be provided within the development in line with current guidance for cycle storage in flats of half a space for each (1/2 bed flat) which would equate to 4 to 5 spaces in total.

**Alison Meeus
Planner**

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.

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. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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.