

[REDACTED]

From: Ian Hayward [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 09 January 2018 14:14
To: Planning.Responses
Cc: Ian Buckland
Subject: RE: Planning Consultation on: LU/390/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 09th January 2018

FROM: Ian Hayward **TO: Arun District Council**
FAO: Mrs A Gardner

SUBJECT: LU/390/17/PL - Demolition of existing building & erection of 1 No. retail unit & 3 No. flats above with associated external works & access. This application may affect the setting of Listed Buildings & the character & appearance of the Littlehampton (River Road) Conservation Area.

Littlehampton Covered Market, 26-28 Surrey Street, Littlehampton, BN17 5BG

DATE OF SITE VISIT: n/a

RECOMMENDATION: Advice

S106 contribution total: n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Strategic Planning should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

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

Context & Principle

This application seeks the demolition of Littlehampton Covered Market, 26-28, Surrey Street, Littlehampton and the erection of 1 retail unit & 3 social rented flats (1 x 1 bed and 2 x 2 bed).

The site currently provides 222 sqm of A1 class floor space. This will be replaced with 67 sqm of A1 floorspace and 3 flats. On balance it is not considered that the development would result in a material vehicular intensification of use at the site.

Parking

Three car parking spaces will be provided, presumably one allocated to each residential unit. These will be accessed via an existing point of access from Surrey Street located at the southern extent of the plot. I'm not aware of the use of this access point in the past but it likely provided service/staff parking for 26-28 Surrey Street. On balance the use of this access to serve the residential parking would not result in a material intensification of use at this access point onto the maintained network.

Given the sustainable location of the site the proposed parking provision would be considered acceptable to meet the needs of the development.

The proposed spaces are appropriately sized and provided enough manoeuvring room to facilitate a turn on site.

A secure and covered cycle parking provision should be provided for the residential dwellings in the interest of sustainability.

Highway Boundary

Upon inspection of the plans provided it does not appear that the physical built will extend beyond the existing building and therefore not result in building on land considered to be public highway. It is noted that an annotation for 'new block pavements to existing access' is located on land considered public highway. Any works of the public highway must be implemented under licence to a specification obtained from WSCC Highways.

Sustainability

The site is sustainably located within a town centre location, with access available by foot, bus, rail and cycle. Residents of the flats and staff/customers of the retail units would not be dependent on the use of a private motor vehicle.

Conclusion

The Local Highways Authority does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority is minded to grant planning consent the following conditions and informative note would be advised:

Conditions

Car parking space

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

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.

Informative Note

Minor Highway Works

The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Ian Hayward
Planning Services

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 19 December 2017 12:03

To: SU Local Development

Subject: Planning Consultation on: LU/390/17/PL

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission

APPLICATION LU/390/17/PL

NO:

Registered: 19th December
2017

Site Address: Littlehampton Covered Market 26-28 Surrey Street

Littlehampton BN17 5BG

Grid Reference: 502685 102048

Description of Works: Demolition of existing building & erection of 1 No. retail unit & 3 No. flats above with associated external works & access. This application may affect the setting of Listed Buildings & the character & appearance of the Littlehampton (River Road) Conservation Area.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 01-FEB-18.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

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