

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 16/04/2012

FROM: Ian Hayward

**TO: Arun District Council
FAO: Mr C Cronin**

SUBJECT: LU/39/12 - COU from ground floor board room (B1 office) to shop (A1 retail).

Harbour Office, Pier Road, Littlehampton, West Sussex, BN17 5LR

CONSULTATION DATE: 29/03/2012

RECOMMENDATION:

**Advice
Objection**

✓

**Modification
No Objection**

**More Information
Refusal**

S106 contribution: £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 Local Development 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.

This application seeks change of use of the existing Board Room at Harbour Office, Pier Road, into to A1 retail. Pier Rod is a 'C' classified road subject to a 30mph speed restriction. There will be no change to the access or parking arrangements at the site.

From inspection of the plans, there appears to be no apparent visibility issue at the point of access onto Pier Road. I have also checked the most recently available verified accident records, which reveals there have been no personal injury accidents in the vicinity of the existing point of access.

The area that is subject to this change of use measures 20.9 m². For this size area we would expect the demand for one additional parking space. Given that there will be no change to the number of staff at the harbour office and taking into consideration the sustainable nature of the site there would be no anticipated highway safety concerns raised to this proposal. The LPA may wish to consider the implications towards on street car parking.

There will be no overriding highway safety concerns raised to this proposal.

**Ian Hayward
Strategic Planning**