

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	24 January 2022
LOCATION:	90-91 South Terrace Littlehampton BN17 5LJ
SUBJECT:	LU/411/21/PL Change of use from existing leisure use to 10 No. 1-bedroom 1 person supported living apartments, staff office, staff sleepover, and associated ancillary facilities to include extension to form new first floor, alterations to roof space including creation of dormer windows & installation of roof lights. This application is in CIL Zone 4 (zero rated) as flats.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on full planning application LU/411/21/PL, with regards to any highway safety or capacity concerns. The application is supported by way of a Design and Access Statement.

Background & Site Context

The development site is located on the seafront at Littlehampton, at the address 90-91 South Terrace BN17 5LJ. The building was formerly used as a social club until it ceased operating in April 2017. Since then, the site has remained vacant and has been subject to a few planning applications for residential / leisure uses. No highway objections were raised on any of these applications.

The proposal now is for extending the existing two storey buildings with two additional floors to provide 10 nos. 1-bedroom 1-person self-contained apartments plus associated communal and ancillary spaces and facilities for support staff, to house 10 residents who are adults with physical disabilities, mental disabilities, or a combination of both.

Access & Servicing Arrangements

The application building fronts onto B2140 South Terrace and is located at the corner of Bayford Road junction. The building is primarily accessed from South Terrace, while the access to the parking bays is from Bayford Road. The existing access arrangements will be retained for future uses.

Refuse collection is carried out from Bayford Road, in line with the existing arrangements for the neighbouring properties. A refuse store is provided to the rear of the building, adjacent to the parking bays, within short distances of collection points.

Parking

A total of 3 nos. car parking spaces are provided for the development, including one disabled parking space. The Local Highway Authority appreciates that the proposed development is for adults with physical / mental disabilities and as such there will be no car ownership by the residents. However, the parking requirement by the support staff needs to be considered. Therefore, clarification was sought from the applicant through the Planning Officer as to the number of staff working at the development. The LHA have been advised that there are a maximum of 4 nos. staffs working during the day and 2 nos. staff working during the night. Hence, the LHA consider the parking levels provided for the development as adequate.

Accessibility & Sustainable Travel

The site is located within short walking distances to Littlehampton town centre which offers many retail opportunities, jobs, and services. Littlehampton train station is within 0.5m (10-minute walk) distance from the site which offers excellent connectivity to London, Brighton, Portsmouth, and Southampton. The bus stops located just outside of the train station are served by bus routes 9 and 700 offer connectivity to nearby towns and villages. Therefore, the site is considered as sustainable.

Conclusion

The Local Highway Authority (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 (NPPF), paragraphs 110 -113, as revised 20th July 2021. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) mind to approve the application, the following conditions should be applied:

CONDITIONS

Vehicle Parking

No part of the development shall be first occupied until the vehicle parking have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

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 LPA.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

EVC Parking Spaces

No part of the development shall be first occupied until Electric Vehicle Charging spaces have been provided in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide EVC charging points to support the use of electric vehicles in accordance with current national sustainable transport policies.

INFORMATIVE NOTE

Works within the Highway – Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader [REDACTED] to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Roopa Bilichodmath
West Sussex County Council – Planning Services