

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 28/03/2017

**FROM: Alison Meeus TO: Arun District Council
FAO: Mr D Easton**

SUBJECT: LU/56/17/PL - Change of use of ground floor from retail shop (A1 Shops) to hot food takeaway (A5 Hot Food Takeaway) & associated works.

22 Beach Road and, 3 Evans Gardens, Littlehampton, West Sussex, BN17 5HT

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £

The proposal to change the use of the existing A1 retail shop into a hot food takeaway (A5) use has been considered by WSCC as the Local Highway Authority. No objection is raised to this proposal from a highway safety or capacity point of view.

The shop is vacant and the shop will be accessed on foot off Beach Road. There are pavements either side of the road linking to other areas of Littlehampton. Beach Road is located in the Town Centre and there are existing parking restrictions in the form of double yellow lines at the junctions with Beach Road and Arcade Road. Directly outside the shop is a designated goods vehicle loading bay, which serves the local shops and parking is available but restricted to 1 hour.

The rear courtyard known as Evans Gardens is privately owned and as such does not form part of the public highway network. There is a dropped kerb in place to provide access to vehicles wishing to access the rear of the property. If this is to be used for delivery motorbikes the access provision is acceptable to the front and rear of the shop.

WSCC are satisfied this proposal would not cause any highway safety or capacity issues and is within a sustainable town centre location. As such no objection is raised.

**Alison Meeus
Strategic Planning**