

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Daun Johnson
FROM:	WSCC - Highways Authority
DATE:	14 March 2022
LOCATION:	27 Clifton Road Littlehampton BN17 5TE
SUBJECT:	LU/60/22/PL Change of use (regularisation and part retrospective) from 11 bed HMO (Sui Generis) to a 20 bed HMO & 2 No dwellings (net gain of 1 No dwelling). This site is in CIL Zone 4.
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/60/22/PL with regards to any highway safety or capacity concerns. The application is supported by way of a Planning Statement.

The application site currently functions as a licensed 11-bedroom House of Multiple Occupation (HMO) (Use Class C4) with an additional 1-bed flat (C3 unit), which does not benefit from planning permission. The development proposals comprise change of use / regularisation of use for the site as a 20-bed HMO with associated site management office. The proposals also include an additional separate 1-bed self-contained C3 unit.

The proposed development will continue to be accessed from Clifton Road, which is a residential road, subject to 30mph speed limit. The site is located within 500m of Littlehampton town centre which provides access to many local amenities, services, and employment opportunities. Littlehampton train station and bus stops are located within the town centre which can be easily accessed by walking and cycling. Therefore, the LHA consider the site as highly sustainable.

Clifton Road is located within a controlled parking zone. The development will remain car free as with the existing arrangement and parking would be available in nearby car parks where permits are an option should future residents require them. As the LHA assess parking based on safety aspects, would raise no concerns to this. However, the Local Planning Authority (LPA) may wish to consider parking from an amenity aspect.

In accordance with WSCC Cycle Parking Standards, the LHA advises safe and secured cycle parking spaces of one space per bedroom be provided within the development to encourage sustainable transport.

Refuse collection / servicing will be carried out from the kerbside, along Clifton Road, in line with the existing arrangements for the neighbouring properties.

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 condition should be applied:

CONDITION

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.

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West Sussex County Council – Planning Services