

Land North of 45a Westway, Littlehampton, BN17 7NA
PROPOSED NEW FLATS
For Hobden Property Ltd

DESIGN AND ACCESS

Locality

Westway is part of a fairly high-density residential area comprising two and three storey terraced housing, largely originally built by the Local Authority. Development of this part of the road appears to date from around 1970.

The Site

The site is on the north side of Westway, about 100 metres West of the end the road where it meets Manning Road. The site has a frontage of 28 metres and is 53 metres deep.

Formerly used by West Sussex County Council as a Family Centre and Administrative Offices, the buildings were originally, and are now reverted to, six terraced houses, with a front access pathway running north along the east side of the site, and with individual back yards at the west.

There is a hardstanding for car parking at the northwest corner, and a grassed open area to the east of that, which is the site for the proposed dwellings. There are three more parking spaces at the south end of the site, formerly used as parking for the Family Centre offices.

A small annexe flat is located at the west of the terraced houses, with its own access from Westway.

The Proposal

The grassed area at the north of the site does not lend itself to shared communal use, but is large enough to accommodate a building equivalent to two of the existing houses on the site. Such a building can accommodate four one-bedroom Flats of approximately 40 square metres floor area.

The applicant's business is mainly as a landlord of rented property, and the intention would be to offer these dwellings for rent, but the applicant would need to be free to offer any or all for sale if needed.

The Applicant has already obtained permission for two houses on this site, but the recent new Government initiative to promote construction of Affordable Homes has pointed out the shortage of one- and two-bedroom accommodation for smaller family units. Although this development would not be 'Affordable' in the sense applied to homes managed by Housing Associations, nevertheless the rentals are in practice determined by what can be afforded by the people looking for this type of accommodation, as evidenced by the rapid take-up of the other five dwellings on the site.

Sustainability

The proposal lies in a large residential zone that has been given preferential support in recent years, and is therefore better provided with public transport, post office and shops within walking or cycling distance than many other settlements. The Draft Neighbourhood Plan includes measures to protect local convenience stores nearby.

All services sufficient to supply the whole development are already in place.

Access

Pedestrian Access is direct from the pavement, with pathway access to all front doors. It is proposed to provide external stores suitable for bicycles.

Vehicular Access for parking purposes is direct from the adjoining parking and garage compound to the west, and shares the vehicular access from Westway to the adjoining site, by Covenanted Right of Way.

Flood Risk

According to the Environment Agency Flood Map, the site lies within Zone 1