

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	WSCC - Highways Authority
DATE:	31 March 2022
LOCATION:	28 Arundel Road, Littlehampton, BN17 7DB
SUBJECT:	LU/69/22/PL Change of use from abandoned amenity space to temporary caravan site to house refugees. This site is in CIL Zone 4 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposed seeks change of use of abandoned amenity space at 28 Arundel Road Littlehampton to a temporary caravan site (1 x 2 bed caravan) to house refugees.

After inspection of aerial photography, it seems there is a vehicle parking area to the rear of 28 Arundel Road accessed via Connaught Road. Presumably this serves the 4 flats located at 28 Arundel Road? Nevertheless, this area seems to be outside the red edge plan and it is not being considered that any use of this parking area is to change as a result of this application.

Using Arun District Council Supplementary Planning Document for Parking a 2-bedroom dwelling in a location such as this would create the demand for 1 car parking space.

While the specific use to house refugees will likely not generate any parking demand initially it may generate some parking demand in the future. Given no provision for this has been detailed it will need to take place safely on street nearby in accordance with any existing Traffic Regulation Orders.

The Local Highways Authority can only raise an objection citing on street car parking pressure if the additional parking stress will result in an unacceptable highway safety implication or result in cumulative residual impacts upon the operation of the highway network. This is extremely difficult to substantiate for small quantities of additional parking demand in urban settings such as this. The Local Planning Authority may wish to consider the amenity implications of the additional parking demand.

It would be beneficial if the unit could be provided with a secure and covered cycle storage facility. The details of which can be secured via suitably worded planning condition.

In conclusion the Local Highways Authority does not consider that the proposal would have and 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 (paragraph 111), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority is minded to grant planning the following conditions would be advised.

Conditions

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 to be submitted to and approved by the Local Planning Authority.

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

Ian Hayward
West Sussex County Council – Planning Services