

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:A Gardner
FROM:	WSCC - Highways Authority
DATE:	26 April 2021
LOCATION:	71 Beach Road Littlehampton BN17 5JH
SUBJECT:	LU/76/21/PL Sub division of dwelling into 3 No. 2 bed flats. This application may affect the setting of a listed building & is in CIL Zone 4 (Zero Rated) as flats.
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 which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

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

This proposal is for subdivision of dwelling into 3 No. 2 bed flats. The existing dwelling is an 8-bedroom property. The site is located and accessed via Beach Road which is an A-classified road subject to 30mph speed limit.

There are no proposed alterations to the existing access arrangements. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

In principle, we would not foresee any capacity issues with this proposal. A number of dwellings are already served from the access road and whilst a small rise in vehicle activities may occur, it is considered unlikely that any adverse impacts will result from this proposal.

There are no proposed alterations to the existing onsite parking. The WSCC Car Parking Demand Calculator (PDC) would expect 2 parking spaces per dwelling to be provided for this development. While some overspill parking may occur as a result of the proposal the LHA would not anticipate that this could result in a highway safety issue in this location, given the comprehensive parking restrictions prohibiting vehicles to park at places that are detriment to the highways safety. The LPA may wish to assess any implication from an amenity perspective.

In order to promote the use of sustainable transport methods, the LHA recommends that secure and covered cycle parking is provided for the proposed dwellings.

Conclusion

The 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 (paragraph 109), and that there are no transport grounds to resist the proposal.

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 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.

Anastasia Toleva
West Sussex County Council – Planning Services