

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	24 May 2019
LOCATION:	Sparks Yard Lifestyle Store Sparks Yard 18 Tarrant Street Arundel BN18 9DJ
SUBJECT:	AB/48/19/PL Change of uses to form an upper floors single, four bedroomed residential unit (use class C3a) & a ground floor commercial unit (use classes A1, A2 and B1a), together with all associated works. This application affects the character & appearance of the Arundel Conservation Area.
DATE OF SITE VISIT:	23/05/2019 18:00 - 19:00
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	

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 Planning Services 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.

Summary

The proposal is for the Change of uses to form an upper floors single, four bedroomed residential unit (use class C3a) & a ground floor commercial unit (use classes A1, A2 and B1a), together with all associated works. This application affects the character & appearance of the Arundel Conservation Area, it is located on Tarrant Street which is a C-Classified Road subject to a 20 mph Speed limit.

Parking and Sustainability

A nil car parking provision is proposed for the new apartment and retail. Under the WSCC Car Parking standards a maximum of 4 car parking space's for Retail and 2 parking spaces for the apartment may be provided for the proposal. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. All this considering the Local Highways Authority

(LHA) would advise that due to the significant lack of on street parking in the vicinity of the property which was observed when a site visit was conducted on the 23/05/2019 between the hours of 18:00 - 19:00, the Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

The site is located in a sustainable location within walking and cycling distance to a range of public services, amenities and employment options. Bus and rail links provide a realistic travel opportunity for longer trips. As a result, the Local Highways Authority (LHA) would like to see cycle storage space being implemented on plans, this can be secured via condition.

Conclusion

The Local Highway Authority (LHA) does not consider that this proposal would have 'severe' impact 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.

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 in accordance with current sustainable transport policies.

Stephen Garrard
West Sussex County Council – Planning Services