

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Harry Chalk
FROM:	WSSC – Highways Authority
DATE:	5 February 2025
LOCATION:	Sparks Yard 18 Tarrant Street, Arundel, BN18 9DJ
SUBJECT:	AB/6/25/PL Conversion of existing single residential unit with associated commercial space to form 3 No. residential units together with associated works and rear/side extension. This application affects the setting of listed building, affects the character and appearance of the Arundel Conservation Area, is in CIL Zone 2 and is CIL Liable as new flats.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

This proposal is for the conversion of existing single residential unit with associated commercial space to form 3 No. residential units together with associated works and rear/side extension. The site is located on Tarrant Street, a C-classified road subject to a speed restriction of 20 mph.

The LHA previously provided consultation advice for this site for application AB/48/19/PL, raising no highway safety concerns. This Local Planning Authority (LPA) approved the application.

A nil car parking provision is proposed for the development. A development of this size in this location would require at least eight car parking spaces to meet Arun Parking Standards. Therefore, vehicular parking would have to be accommodated on-street.

Whilst on-street parking is limited in the immediate vicinity, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be detrimental to highway safety. The LHA does not anticipate that the proposed nil parking provision would result in a detrimental highway safety concern, nor give rise to a parking capacity issue. The LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

No details regarding cycle parking provision have been provided. The LHA would request that secure cycle parking provision be provided for this development, if there is space within the site to do so.

The site is situated in a sustainable town centre location within walking/cycle distance of local services and amenities, such as shops and schools. The site is also well connected by public transport, with regular bus services available from Maltravers Street. Arundel Train Station is located approximately 1.2km south-east of the site.

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 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

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.

Liz Corcoran
West Sussex County Council – Planning Services

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To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Response To Application Number AB/6/25/PL at Sparks Yard 18 Tarrant Street Arundel BN18 9DJ

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Please could the attached response be distributed to the relevant case officer.

Regards

Liz Corcoran

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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