

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 29th September 2015

**FROM: Alison Meeus TO: Arun District Council
FAO: I Mohammed**

SUBJECT: Installation of a mezzanine floor to a new retail unit (not built A/125/13) to provide additional A1 use with a café for a Next at A259 Rustington. A total of 768sqm.

**Unit 1 Manor Retail Park Land south of A259 and West of Mill Lane
Rustington Angmering BN16 3FH**

RECOMMENDATION:

Advice	☐	Modification	☐	More Information	☐
Objection	☐	No Objection	☒	Refusal	☐

S106 contribution total: n/a

The proposal to increase the floor space of the proposed Next retail development, and provide a 768sqm mezzanine floor with A1 retail and café use, has been considered by WSCC as the Local Highway Authority. No objection is raised subject to any conditions attached.

The previous planning applications relating to the granting of planning permission for this use, has been based on a parking layout for 190 cars. WSCC has considered the impact this increase in A1 floorspace would have on the number of trips to the site. It is considered that although there may be a slight increase in trips, it is thought that most of the customers using the café will already have been accounted for and these additional trips are likely to be combined with other trips to the rest of the retail development.

The accumulation survey submitted as part of planning application A/125/13, provides evidence to show that during pea operation the car park is still only 75% of its full capacity. WSCC car parking standards indicate that based in the additional floorspace provided there could be a demand for another 39-55 spaces. However as per my comments regarding the combined nature of most of these trips it is not considered this will be the case.

No objection raised.

**Alison Meeus
Assistant Planner**