



From: Dominic Smith [REDACTED]
Sent: 04 November 2015 13:40
To: Planning.Responses
Subject: RE: Planning Consultation on: A/131/15/RES

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 4th November 2015

FROM: Beth Wilson

**TO: Arun District Council
FAO: Ismail Mohammed**

SUBJECT: A/131/15 – Application for approval of Reserved Matters following Outline Approval of Hybrid Application A/125/13 for the development of the site to provide up to 3,365sqm A1 retail use (including parking). Reserved matters consent is being sought for Appearance, Landscaping, Layout and Scale

Address: Land south of A259 and west of Mill Lane, Rustington Parish of Angmering

RECOMMENDATION:

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Advice

Modification

More

**Information
Objection**

No Objection

Refusal

Summary

This Reserved Matters (RM) application falls subsequent to an outline application with all matters reserved apart from access landscaping for up to 3,365sqm A1 retail use (including parking) and full planning for 3,947sqm Sui Generis vehicular floor space. It is understood that this RM application relates to the west of the site (the retail use), with matters relating to the east of the site (Sui Generis use) already resolved. This response therefore relates to the internal layout of the west of the site only, using drawing number 6165-003-Rev1.

Car/Cycle Parking

Referring to drawing number 6165-003-Rev1, 224 car parking spaces are proposed, including 16 disabled spaces and 14 family spaces. Parking surrounds the west, north and eastern aspects of the site, and generally follows the line of the building footprint.

West Sussex County Council guidance (2003) states a required provision of 1 space per 14sqm for food retail use, and 1 space per 20sqm for non-food retail use. Since the floor plans have altered, I cannot find the proposed GFA of each building. The 'Retail Assessment' does however, include the net sales sqm. of each building, at 1,346sqm (food retail) and 1,604sqm (non-food retail). This would equate to a requirement for 176 spaces.

The 224 spaces proposed are therefore likely to be sufficient for the parking needs of visitors to the site.

No car park tracking diagrams or parking bay/aisle width dimensions have been provided. A swept-path analysis should be undertaken of a number of parking bays, as a number would appear to be difficult to access, including those in the far top left corner of the site plan. Parking bay geometries should also be provided.

West Sussex County Council guidance (2003) states a required provision of 1 cycle parking space per 100sqm for staff, and 1 cycle parking space per 100sqm for visitors. This would equate to 60 spaces in total (30 staff, 30 visitors). Currently, only 28 spaces are proposed (8 staff, 20 visitors). Further provision should be provided, and staff cycle parking should be indicated on the site layout.

No provision has been made for motorcycle parking – this should be arranged in accordance with WSCC guidance (2003).

Layout

It is assumed that the aisle width of the internal road layout measures at least 6m in width; this should be clarified. The Applicant has responded to previous comments raised by the LHA relating to the location of pedestrian crossings; these now appear to be located suitably. It would be beneficial to include one further crossing point to the eastern edge of the buildings from the north. This would further encourage low speeds, and provide pedestrians from the north east of the car park with a suitable route along the desire line to the retail units.

It is important to note that a staggered gate or similar should be provided at the end of the cycle route. This will slow down cyclists from the cycle path before the pedestrian crossing so that conflict with vehicles is less likely to occur. It will also restrict cars from using this route.

Servicing

Servicing (deliveries, waste collection etc.) is proposed to take place to the rear of the site. A separate access road is proposed, and whilst geometries have not been provided, this road appears wide enough to

accommodate two large articulated vehicles to freely pass. A turning head is located in this area also, however tracking by the largest vehicle to use the turning head should be undertaken to ensure that this manoeuvre can be successfully undertaken.

Summary

The general principles of the site layout, including the number of parking spaces are proposed appear reasonable, however the LHA would like to see more cycle parking, and further detail on the layout geometries, swept path analysis and pedestrian crossing points.

Beth Wilson

Strategic Planning

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 22 September 2015 13:04
To: SU Local Development
Subject: Planning Consultation on: A/131/15/RES

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

**Town & country Planning (Development Management Procedure) (England) Order 2015 -
Article 6 - Articles 16 & 18 Consultation before the grant of permission**

Approval of Reserved Matters Following Outline Approval

APPLICATION NO: A/131/15/RES

Registered: 22nd September
2015

Site Address: Land south of A259 and west of Mill Lane, Rustington Parish of
Angmering

Grid Reference: 505570 103176

Description of Works: Application for approval of Reserved Matters following Outline
Approval of Hybrid Application A/125/13 for the development of
the site to provide up to 3365 sqm A1 retail use (including
parking). Reserved matters consent is being sought for
Appearance, Landscaping, Layout and Scale. Departure from
the Development Plan. Also within the parish of Rustington.

The Council have received the above application. I shall be pleased to receive any
observations you may wish to make.

[Click here to view the application details](#)

**Should you have any comments to make, these should be sent by replying to this email
by 22-OCT-15.**

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

**Please be aware that any comments you may make will be available on our
website so please do not insert personal details or signatures on your reply.**

In the absence of a reply within the period stated, I shall assume that you have no
observations to make.

The officer dealing with this application is Ismail Mohammed who can be contacted on
telephone number 01903 737776.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

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Arun District Council Residents please remember to complete and return your Household Enquiry Form. Our Elections team can help with any questions. Contact hcfresponse@arun.gov.uk or 01903 737616. For more information visit www.arun.gov.uk/registration

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