

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	9 September 2020
LOCATION:	Rustington Golf Centre Golfers Lane Littlehampton BN16 4NB
SUBJECT:	A/131/20/PL New outdoor climbing area, kiosk, briefing room & net gain of 31 No. car parking spaces. This site is in CIL Zone 3 (Zero Rated) as 'other development'.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

Background

WSCC in its role as Local Highway Authority (LHA) has been consulted on the above proposals for access, capacity and parking comments.

Comments

For the purposes of this application the proposals are within the existing Golf Course. As part of this application there are no changes the sites existing access onto the A259.

The proposals are to create a new outdoor climbing area close to the existing clip and climb facility. The proposals will result in a loss of 27 existing car parking spaces. To supplement this the applicant proposes to create 58 new spaces to the southern edge of the existing car park with a net gain of 31 spaces. The additional spaces are all positioned to allow a two way traffic flow through the existing car park. The LHA would be satisfied with the arrangement, the LHA should advise that the spaces are laid out in line with the national parameters of 2.4 by 4.8 metres.

In reviewing the standalone impact it is evident that the proposed development will have a negligible impact on the operation of the local network. The National Planning Policy Framework (paragraph 108) indicates that development should only be resisted where the cumulative impact is severe. While the development may result in a small increase in the operation of the junction with the A259, the expectation is that it that it will continue to operate within operating capacity therefore the impact is not considered to be severe.

Conclusion

Having considered the application proposals the LHA does not consider the Adventure Area would have a 'Severe' impact on the operation of the adjoining highway network in accordance with Paragraph 108 of the National Planning Policy Framework (NPPF). Any approval of planning consent would be subject to the following condition:

Car parking space (details required)

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in

writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

Jamie Brown

West Sussex County Council – Planning Services