

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 17th July 2017

**FROM: Dominic Smith TO: Arun District Council
FAO: David Innes**

SUBJECT: A/84/17/PL

New retail unit with mezzanine together with associated car parking & service road - This is a Departure from the Development Plan.

Rustington Golf Centre, Golfers Lane, Angmering, West Sussex, BN16 4NB

RECOMMENDATION:

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

West Sussex County Council (WSCC), in its capacity as the Local Highway Authority (LHA), has been consulted on the proposed development of a retail unit, mezzanine floor and associated parking and service road on land at Rustington Golf Centre, Angmering.

Consent was granted to application A/77/16 for various uses on-site, including a pub/restaurant, trampoline/laser centre, children's nursery, forest adventure area and nine five-a-side football pitches. This consent also included modification to the site access roundabout and the introduction of cycle and pedestrian connection to the site.

The proposed development replaces the consented football pitches with retail provision. Parking provision is increased by 44 spaces and 3 lorry bays, a new service road and a footpath along Golfers Lane.

No objection is raised, subject to the replication and updating of conditions/obligations associated with consent A/77/16.

Traffic Impact

A Transport Assessment has been submitted in support of the application, building upon work undertaken in support of application A/77/66. Trip generation of the retail provision has been assessed utilising the TRICS database and the LHA are satisfied with the outputs derived through this assessment.

As the increase in traffic generated by the proposal exceeds 30 entry movements onto the A259/Mill Lane/Golfers Lane junction, ARCADY junction capacity testing has been provided. The assessment demonstrates that the existing layout of the roundabout results in an impact that would be considered 'severe', taking the Golfers Lane arm of the junction significantly in excess of theoretical operating capacity. The Applicant proposes modification of the Golfers Lane arm, as previously assessed through A/77/16, and future year testing of the proposed layout demonstrates that the operation of the junction (in particular the Golfers Lane arm) will operate within theoretical capacity.

Infrastructure

Aside from the aforementioned junction improvements, a cycle/footway connection is proposed as per the previous application. This will now connect into an internal 2m wide footway, with cyclists discharged onto Golfers Lane.

Internally, a service road provides access to the rear of the commercial buildings. Tracking demonstrates that HGVs can negotiate the internal layout and turn within the confines of the site in order to enter and exit the site in forward gear.

Parking

Demand for car parking has been forecast using accumulation of trip data derived from TRICS. The proposed provision of 278 falls within the maximum car parking standard of both WSCC and Arun District Council. The forecast indicates that circa 35% residual capacity will remain, which will ensure a sufficient supply of parking to cater for peak periods associated with the uses (i.e. school holidays/Christmas period).

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Planning Services