

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 13th June 2016

FROM: Ian Gledhill
TO: Arun District Council
FAO: Anita Gardiner

SUBJECT: F/10/16/PL - Application for removal of Condition No. 3 (use taking place within the confines of the building), Variation of Condition No. 4 (increase hours of operation) & No. 9 (allow unrestricted sporting activities) imposed under planning reference F/5/11.

Arun Sports Arena, Rollaston Park, Yapton, BN18 0HY

RECOMMENDATION:

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

The variation of the referenced conditions will result in a more intensive use of the site. In particular, it will result in increased parking demands. Based on the details submitted with the 2011 planning approval, 20 spaces are included within the site. No further parking is indicated to be provided as part of the current application.

Whilst the statement regarding the potential future use is noted, no information has been provided within the current planning application to demonstrate that there is capacity within existing levels of parking to accommodate the proposed use. If parking cannot be accommodated on-site, the consequences of this over spilling elsewhere (either within the public highway or along privately maintained access roads) would need to be assessed to ensure it can be safely accommodated or determine if additional mitigation is necessary.

Further information would be sought.

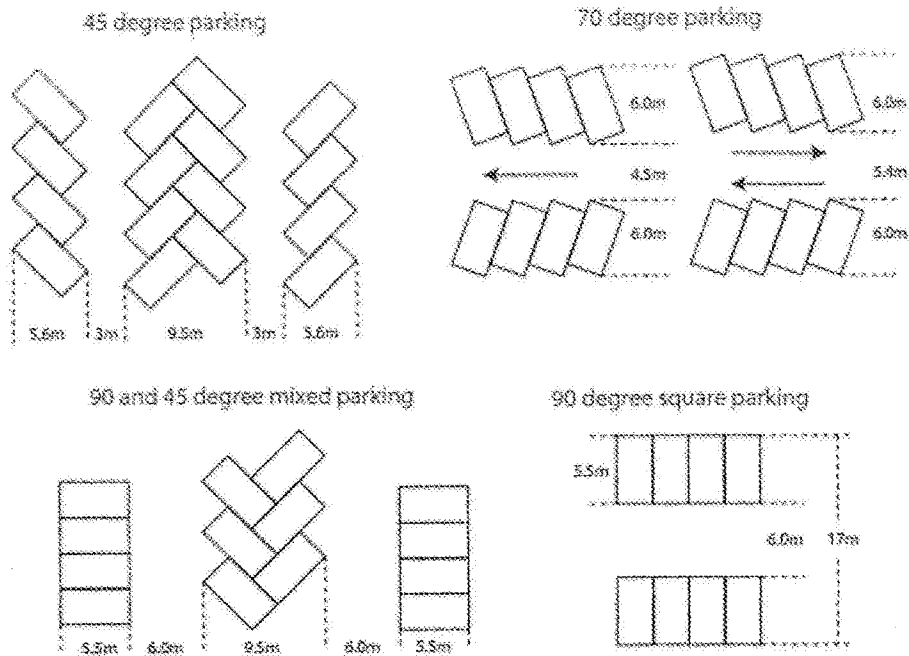
Ian Gledhill
Strategic Planning

Appendix D.

			1 space per 22 sqm	standard for bowling.
PLAYING FIELDS (including soccer, rugby, hockey, cricket etc)	1 SPACE PER 2 PLAYERS	-	12 spaces per hectare of pitch	Refer to D2 standards (already consulted upon a Part A standards) Given that many pitches are used for a range of different sporting activities throughout the year it was considered by the TIG group that it can be difficult to assess parking requirements. The proposed revised standard is comparable to the existing standard with regard to sporting team games such as football, hockey.
INDOOR MULTI-PURPOSE FACILITIES	1 SPACE PER 15 SQUARE METRES OF FLOOR AREA for locations outside the town centre 1 SPACE PER 20 SQUARE METRES OF FLOOR AREA within Worthing's town	- -	As this is a D2 use, those standards should be applied (Part A) 1 space per 22 sqm	Revised standard As this is a D2 leisure use, the D2 standard would be applicable. Refer to D2 standards (revised recently in line with PPG13).

	1995 STANDARD		STANDARD ADOPTED IN 2003	
	centre In addition, if regular social functions, conferences, meetings etc take place in the main hall 1 SPACE PER 8 SEATS OR 1 SPACE PER 4.5 SQUARE METRES	-		
OTHER INDOOR LEISURE USES	Considered on merits of particular proposal	-	As this is a D2 use, those standards should be applied (Part A) 1 space per 22sqm	As this is a D2 leisure use, the D2 standard would be applicable. Refer to D2 standards (revised recently in line with PPG13).
OTHER OUTDOOR	Considered on merits of particular proposal	-	As per existing -- consider on merits	No recent relevant applications or other evidence to support this standard

3.2.6 Examples of parking arrangements are shown below:



Examples of parking arrangements, note tree planting in photo on right reducing bay size availability

- 3.2.7 Parking areas that have end bays adjacent to solid structures (e.g. fence or wall) should increase the width of these bays by 1m to allow for improved manoeuvrability and entry/exit of people to/from the vehicle.
- 3.2.8 Where a developer intends to employ a one-way system a clearly marked route for drivers should be set out using suitable signs and surface arrows.
- 3.2.9 Landscaping is important and should be incorporated into parking areas but in some circumstances landscaping can reduce the available bay size for vehicles meaning a reduced availability of parking spaces.