WEST SUSSEX COUNTY COUNCIL **DATE: 17 August 2010**
INFRASTRUCTURE CONSULTATION

FROM: **Matthew Bartle** **TO:** **Arun District Council**
FAO: **Neil Crowther**

SUBJECT: **R/103/10 & R/105/10 - alterations to car parking and addition of mezzanine floor**

Focus Do It All, Rustington Retail Park, Access to Superstores, Rustington, West Sussex, BN16 3RT

CONSULTATION DATE: 20 May 2010

RECOMMENDATION:

Advice		**Modification**		**More Information**	
Objection		**No Objection**	X	**Refusal**	

Transportation

The applications have been reviewed in the light of comments made by Blue Sky Planning Ltd on 19 July 2010 in response to the following request:

The applicant is requested to provide a brief statement giving details of how the proposal will impact on the local transport network, including basic information on attraction of additional trips, the likely effects on the junction between the site access and the A259 and the applicant's proposals for ensuring that any additional trips do not have an adverse impact on the local transport network. A brief written statement should be included outlining the applicant's proposals for ensuring that access to the site by non-car modes is encouraged and provided for.

Each of the issues has been addressed to the satisfaction of the highway authority and there is no objection to the applications. It is suggested that the applicant be required to provide an appropriate number of bicycle parking spaces as part of the development. The following conditions are recommended:

TRAVEL PLAN

Prior to the commencement of the development the applicant shall:

(a) Submit for the written approval of the Local Planning Authority a Travel Plan in accordance with West Sussex County Council guidance

(b) The applicant shall then implement the approved travel plan and for each subsequent occupation of the development, thereafter maintain and develop the travel plan to the satisfaction of the Local Planning Authority.

Reason: the above condition is required in recognition of Planning Policy Guidance Note 13 - Transport.

MODIFIED ACCESS

The proposed vehicular/pedestrian/cycle modified access shall be designed/constructed and provided with visibility zones as appropriate, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority) all to be permanently maintained to a specification to be agreed with the Local Planning Authority and the visibility zones shall be kept permanently clear of any obstruction.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

PARKING AND TURNING

No new development shall be occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for maximum 301 cars and a number of bicycles (to be agreed) to be parked and for and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users

METHOD OF CONSTRUCTION STATEMENT

No development shall start until a Method of Construction Statement, to include details of:
(a) parking for vehicles of site personnel, operatives and visitors
(b) loading and unloading of plant and materials
(c) storage of plant and materials
(d) programme of works (including measures for traffic management)
(e) provision of boundary hoarding behind any visibility zones
has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

PROTECTION OF HIGHWAY FROM MUD etc

Before any of the construction operations which involve the movement of materials in bulk to or from the site are commenced, facilities shall be provided as must be agreed with the Local Planning Authority, in order that the operator can make all reasonable efforts to keep the public highway clean and prevent the creation of a dangerous surface on the public highway. The agreed measures shall thereafter be retained and used whenever the said construction operations are carried out.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

Matthew Bartle
Local Development