

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 27 July 2012

FROM: Matthew Bartle

**TO: Arun District Council
FAO: Cian Cronin**

SUBJECT: R/149/12 - Alterations to car park layout, access and landscaping.

**Focus, Unit A, Rustington Retail Park, New Road, Rustington, West Sussex,
BN16 3RT**

CONSULTATION DATE: 24 July 2012

RECOMMENDATION:

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

S106 contribution: £N/A

There is no objection on highway or transport grounds to the application.

The planning authority is requested to apply a condition to any consent to ensure that the eventual form of the car park once the temporary use of the "Focus" retail unit is ended accords with the submitted plans.

The locations of the proposed footway between the public footway/cycleway on the northern boundary of the retail park to the retail units or the pedestrian guard railing to the east (Technical Note, 1.15) are not defined. Both facilities will be on the public highway and the approval of the highway authority will be needed. This should be subject to conditions:

FOOTWAY

Before the development is brought into use the proposed pedestrian access to the public footway/cycleway on the northern boundary of the retail park shall be designed/constructed 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.

PEDESTRIAN GUARD RAILING

Before the development is brought into use the proposed pedestrian guard railing on the eastern boundary of the retail park shall be designed/constructed 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.

PARKING AND TURNING

No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for maximum 305 cars/minimum 20 cycles to be parked 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.

CONSTRUCTION MANAGEMENT PLAN

No development shall start until a Construction Management Plan, to include details of:

Element 1: Public Safety, Amenity and Site Security

Element 2: Operating Hours, Noise and Vibration

Controls

Element 3: Air and Dust Management

Element 4: Stormwater and Sediment Control, including cleaning of the public highway

Element 5: Waste and Materials Re-use

Element 6: Traffic Management, including parking of vehicles associated with construction

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 conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

Matthew Bartle
Strategic Planning