

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amy Myer
FROM:	WSCC - Highways Authority
DATE:	12th October 2021
LOCATION:	Booker Hall Station Road Rustington BN16 3AY
SUBJECT:	R/203/21/PL Demolition of existing community hall and ancillary building and redevelopment of the site to provide a new community hall with supporting functions and office accommodation within a new 1.5 and 2 storey building with associated car parking area and landscaping.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

Comments

Having assessed the applicants Technical Note (TN) we would consider the standalone impact that the proposed development will have a negligible on the operation of the local network. The National Planning Policy Framework (paragraph 111) indicates that development should only be resisted where the cumulative impact is severe.

This application will not materially change traffic movements to and from the site, the new hall has a small overall increase in floor area over the current use, overall highway safety though is unlikely to be detrimentally affected. The access arrangements for both points remain as existing and appear to be operating safely based on the latest LHA accident data available. The provision of on-site parking is considered sufficient with the justification provided within the TN which includes swept path diagrams demonstrating that the arrangement works sufficiently. A condition should be applied to cover the changes to car parking and securing cycle parking. Finally the sites Electric Vehicle charging is considered sufficient for what is proposed.

Conclusion

Having regard for the supporting information within TN the impact is not considered to be severe and no objections raised. Any approval of Planning Consent would be subject to the following Conditions:

Car parking space

No dwelling shall be first occupied until the car parking serving the hall has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Debbie Farrell
West Sussex County Council – Planning Services