

From: Richard Castro-Parker
Sent: 15 January 2019 11:36
To: Planning.Responses
Subject: FW: Proposed Health & Fitness Facility, Artex Avenue, Rustington (Ref R/211/18/PL) - Parking

Please could this email from the planning agent re: Proposed Health & Fitness Facility, Artex Avenue, Rustington (Ref R/211/18/PL) be added to the planning system. It is clarification of the floor space.

Yours sincerely

Richard Castro-Parker

Senior Planning Officer (Contract)
Arun District Council.

From: [REDACTED]
Sent: 12 December 2018 11:10
To: Richard Castro-Parker
Subject: Proposed Health & Fitness Facility, Artex Avenue, Rustington (Ref R/211/18/PL) - Parking

Dear Mr Castro-Parker

Thank you for your email on Monday in relation to the above. I'm advised that the net internal space available for the proposed D2 use is 446sqm. Based upon the West Sussex County Council ("WSCC") figures that you refer to, adopted 15 years ago in 2003, this would mean a theoretical MAXIMUM provision of 20 car parking spaces. There is simply not sufficient space to accommodate even the MAXIMUM 15 spaces that would be required for the original B1 class use of the property (based on 1 per 30sqm), let alone the MAXIMUM of 20 spaces for D2 (based on 1 per 22sqm).

What is there is as provided to serve the original use of the building when it was constructed and was then deemed acceptable in agreeing to the change of use to a quasi-retail/quasi-leisure dog grooming business. This acceptable level of provision remains unchanged, i.e. 6 dedicated spaces on-site and then a large number of 'first come, first served' roadside parking in the near vicinity of the Site, to meet the MAXIMUM WSCC standards. This on-street provision is important in this respect, noting that the busy times of the proposed facility will be when other nearby uses are not open, i.e. first thing in the morning and then after work, into the evening.

In addition, the Applicant is intending to provide 10 cycle parking 'Sheffield Stand' style spaces, details of which can be provided by the condition discharge process in due course. This is a substantial and material over-provision against the 2003 WSCC standards to which you refer, allowing 5 spaces for staff and 5 for visitors. This purposeful over-provision is designed to encourage staff and users to access the facility by bicycle, as encouraged by up-to-date national and local planning policies.

Given the above it will be interesting to see what WSCC says as statutory consultee and relevant stakeholder in respect of parking matters. I would therefor be happy to discuss this matter further with them if this would assist.

For the reasons set out we ask though that the on-Site facilities as existing and proposed as they relate to car and cycle parking are adjudged to be acceptable, noting in particular:

- (1) the WSCC figures are a MAXIMUM and to be considered as such in applying to all development proposals;
- (2) there is to be a substantial and material over-provision of cycle parking;
- (3) the nature of the use and the those using it are far more likely to use non-car modes of transport;
- (4) we are not changing or reducing an existing car parking provision that was deemed acceptable throughout the entire history of the building;
- (5) the Site is in a location that is sustainable and accessible by modes of transport other than the private car;
- (6) the staff and client base is extremely local to the Site;
- (7) it is impossible to get anywhere close to the MAXIMUM preferred B1 use car parking standard, let alone that applicable to D2; and
- (8) the 2003 figures and parking strategy is rather out of date and not fully reflective of the strong national and local policy desire to encourage travel by modes of transport other than the private car.

For the reasons set out we ask that the proposal is considered favourably and permission is granted, albeit noting the need to impose upon it a condition to ensure that cycle parking provision is provided in due course, for prior occupation/use of the premises.

Regards
Sean

Sean V Silk MRTPI
Planning Consultant

[REDACTED]

From: Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk>
Date: 10 December 2018 at 17:51:36 GMT
To: [REDACTED]
Subject: R/211/18/PL - UNIT 2 Artex Avenue Rustington.

Dear Mr Silk,

I have taken a look at the application and so far there are no objections to the application. However I am still awaiting comments from Environmental Health. I will chase these comments. Additionally no details regarding the number of parking spaces available have been submitted. I note the parking section in the Planning statement but still require details of where and how many spaces are available for use with the unit. The West Sussex County Council Parking standards need to be applied and are as follows 1 space per 22 square metre. Please could you confirm the number of spaces available to this unit and whether they are shared or not. Also some cycle parking will need to be provided which I believe to be (based on the West Sussex County standards) 1 space per 4 staff plus visitor customer parking.

I look forward to hearing from you, in reply to this email, regarding the above matters.

Yours sincerely

Richard Castro-Parker
Senior Planning Officer (contract)
Arun District Council.



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