

[REDACTED]

From: Ian Hayward [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 22 January 2018 15:23
To: Planning.Responses
Cc: James Walsh
Subject: RE: Planning Consultation on: R/215/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 22/01/2018

FROM: Ian Hayward
TO: Arun District Council
FAO: Mr D Easton

SUBJECT: R/215/17/PL - 2 No. employment units for Class B1 (B1 Business) and/or Class B8 (B8 Storage or Distribution) with ancillary trade counter & office (Class B1a)) together with associated access, car parking & landscaping.

Units 6 & 7, Brookside Avenue, Rustington, West Sussex, BN16 3LF

DATE OF SITE VISIT: n/a

RECOMMENDATION: No Objection

S106 contribution total: n/a

I refer to your consultation in respect of the above planning application and would provide the following comments.

Context

This application seeks the erection of 2 x employment units for Class B1 (B1 Business) and/or Class B8 (B8 Storage or Distribution) with ancillary trade counter & office (Class B1a)) together with associated access, car parking & landscaping at Units 6 & 7, Brookside Avenue, Rustington.

The site has previously benefited from consent for a similar B1/B8 use class development under Outline permission R/165/10 & Reserve Matters R/115/12.

Access & Trip Generation

The site is accessed via an existing point of access onto Brookside Avenue, which is unclassified and subject to a 30 mph speed limit at this point. The site is located within

the Brookside Trading Estate, which includes a significant number of commercial enterprises.

From inspection of the plans, there appears to be no apparent visibility issue at the point of access onto Brookside Avenue. I have also checked the most recently available verified accident records, which reveals there have been no personal injury accidents in the vicinity of the existing point of access.

The total floor space proposed, 934.8 sqm, is below the threshold which WSCC would require additional scrutiny by way of a Stage 1 Road Safety Audit or a formalised Transport Assessment or Statement. It is also noted that the area is currently being used for the storage of haulage vehicles which would generate a level of vehicular activity.

Car Parking

24 car parking spaces are proposed, including 2 disabled parking spaces. A flexible permission is sought with potentially B1 or B8 operating from the site. Of these, the B1 use would generate the highest car parking demand and based upon the maximum parking standards 31 car parking spaces may be provided. A B8 use class has been applied and based upon this a maximum of 9 car parking spaces (+ 2 Lorry Spaces) may be provided. Given the flexible permission sought, the proposed car parking provision does fall within the maximum parking standards.

Conclusion

The Local Highways Authority does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority is minded to grant planning consent the following condition would be advised:

CONDITION

The development hereby approved shall not be occupied until such time as the car parking has been laid out in accordance with the approved plans.

REASON – In the interests of highway safety.

Ian Hayward
Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 05 January 2018 15:03
To: SU Local Development
Subject: Planning Consultation on: R/215/17/PL

To: **WSCC(ROW/Strategic/Highways)**

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission**

APPLICATION **R/215/17/PL**

NO:

Registered: 9th October
2017

Site Address: Units 6 & 7 Brookside Avenue Rustington BN16 3LF

Grid Reference: 505417 103190

Description of Works: 2 No. employment units for Class B1 (B1 Business) and/or
Class B8 (B8 Storage or Distribution) with ancillary trade
counter & office (Class B1a)) together with associated access,
car parking & landscaping

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

**Should you have any comments to make, these should be sent by replying to this email
by 11-JAN-18.**

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr D Easton who can be contacted on telephone number 01903 737619.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

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