

WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| TO: | Arun District Council FAO: Hebe Smith |
| FROM: | Highways, WSCC |
| DATE: | 06/12/2024 |
| LOCATION: | Rustington Manor Hotel, 12 Broadmark Lane, Rustington, BN16 2HH |
| SUBJECT: | R/223/24/PL Demolition of existing pair of garages and erection of a three-bay car port with 1 No. studio flat (use class C3) above. This application is in CIL zone 4 (zero rated) as apartments. |
| DATE OF SITE VISIT: | N/A |
| RECOMMENDATION: | Advice |
| S106 CONTRIBUTION TOTAL: | £N/A |

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the demolition of existing pair of garages and erection of a three-bay carport with one studio flat (Use Class C3) above. The site is located on Broadmark Lane, a C-classified road subject to a speed restriction of 30 mph.

For context, WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application R/49/24/PL (Conversion of former hotel to create four new residential apartments), whereby no highway safety concerns were raised. This application was permitted by the Local Planning Authority (LPA).

The existing vehicular access point on Broadmark Lane will be utilised, with no alterations proposed to this arrangement. The proposals would not be anticipated to give rise to a significant material intensification of use of the existing access point.

Two existing garages will be removed and replaced with a three-bay carport. Four parking bays are to be repositioned within this parking area, and these are accompanied by the four off-street parking bays approved under R/49/24/PL. The LHA are satisfied that the proposed parking provision is in accordance with Arun Parking Standards for a development of this size and location. On-site turning appears achievable, allowing cars to exit in a forward gear.

Regarding cycles, the Planning Statement states that bicycles can be accommodated within cycle parking provision approved under R/49/24/PL, which has capacity to house additional bicycles.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services

WSSC Highways response

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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Regards

Kyran Schneider

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email if there are any questions relating to this response.

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