

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 07/11/2014

FROM: Chris Pratt

**TO: Arun District Council
FAO: Anita Gardner**

SUBJECT: R/243/14/PL - Demolition of the existing buildings on the site and the erection of a new building containing 5No. 2-bed flats and 1No. 3-bed flat.

69, Broadmark Lane, Rustington, West Sussex, BN16 2HL

RECOMMENDATION:

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

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

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

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no.R/150/08 to which no objections were raised.

The Highway Authority's views and comments remain predominantly the same as the previous application commented on, however the following comments are added:

A reduction in parking by 2 spaces is proposed. Having entered the details in to WSCC's car parking demand calculator, on an unallocated basis, would meet the demand for a development of this size in this area. Cycle parking is also proposed, which meets the minimum standards for this unit.

No concerns wished to be raised to this application subject to a condition securing the parking and cycle parking.

**Chris Pratt
Strategic Planning**