

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	WSCC - Highways Authority
DATE:	21 April 2022
LOCATION:	The Windmil Inn Mill Lane Rustington BN16 3JN
SUBJECT:	R/60/22/PL Extension and remodelling of existing public house to form hotel with 20 No bedrooms and associated parking and landscaping. This site is in CIL Zone 4 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on planning application R/60/22/PL, with regards to any highway safety or capacity concerns. The application is supported by way of a Transport Statement (TS).

Site Context

The application site comprises of an operating public house with a restaurant, which includes landlord's accommodation on the first floor. The development includes car park and a rear garden. The development proposals are for the conversion / extension of the existing building to provide a 20-bedroom hotel, including reconfiguration of the site car park.

Access and Sightlines

The site is located along the eastern border of B2187 Mill Lane, to the north of Rustington. The site access fronts onto B2187 Mill Lane, which is a two-way single carriageway road subject to 30mph speed limit. The existing access is in the form of a bellmouth, which leads into the car park. The existing access will be reconfigured in the approximate location of the existing access. The new access would also include a pedestrian crossing in the form of dropped kerbs and tactile paving.

Upon inspection of the WSCC maps, in accordance with Manual for Streets standards, visibility splays of 2.4m x 43m are achievable along both sides of Mill Lane. This is considered adequate for the posted speed of 30mph speed limit.

Personal Injury Accident (PIA) Data

An inspection of data supplied by WSCC by Sussex Police over a period of the past five years reveals that there has been a single incident of 'Slight' injury reported in front of the public house, about

20m to the north of the site access. The cause of injury was identified as reckless driving, which indicates the site access has been operating in a safe manner in its present form.

Parking and Internal Layout

Arun District Council's Parking Standards are used to determine the level of car and cycle parking required for the proposed development. A total of 20 nos. car parking spaces are required whereas provision for 27 nos. (including 2 nos. disabled parking) parking spaces are made, which could provide reserve parking for infrequent busy periods. Mill Lane has no parking restriction of any form, but this level of vehicle parking provision would avoid any highway safety concerns arising due to overspill parking.

Safe and secure provision for 6 nos. cycle parking is made at the rear of the car park. The LHA appreciate that these are the parking spaces retained from existing uses; however, encourages that Electric Vehicle Charging (EVC) facilities are provided where possible for future uses.

A turning area is provided within the car park area which would help emergency vehicles and small delivery vans to turn around within the site and exit in forward gear. The swept paths of these vehicles are demonstrated within the TS.

Refuse Collection / Servicing Arrangements

Refuse storage provision is made at the back of the building. On the day of collection, bins are collected from the bin collection point, at the entrance of the site, in line with the existing arrangements.

Trip Generation and Highway Impact

TRICS database has been interrogated to estimate the number of trips generated by the existing uses as a pub and restaurant and future uses as a hotel. The calculation estimates the future development would result in a reduction in Weekdays total daily traffic of 119 trips and reduction of 65 trips during the Weekends total daily traffic. Therefore, it is evident that the future uses generate fewer trips compared to the existing uses.

Sustainability

Mill Lane has continuous, well-lit footways along both its sides which are conducive to walking. These footways connect onto wider footway network for easy accessibility to nearby services and amenities. The nearest bus stops are located within 200m distance from the site which provides connectivity to nearby towns and villages. Angmering train station is located within 1 km distance providing connectivity to wider transport network. Therefore, the LHA consider the site as sustainable.

Conclusion

The Local Highway Authority (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 (NPPF), paragraphs 110 -113, as revised 20th July 2021. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) mind to approve the application, the following conditions should be applied:

CONDITIONS

Vehicle Parking and Turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide adequate on-site car parking space for the development.

Cycle Parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

INFORMATIVE NOTE

Works within the Highway – Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

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West Sussex County Council – Planning Services