

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: A Gardner
FROM:	WSCC - Highways Authority
DATE:	6 June 2019
LOCATION:	Rustington Convalescent Home Sea Road Littlehampton BN16 2LZ
SUBJECT:	R/94/19/PL Application for Variation of Condition 2 imposed under R/258/18/PL to enable amendments to the design of the new build dwellings and to provide an additional four residential units, including three new build units and an additional apartment within the Laundry Building.
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been consulted on variation of condition 2 of R/258/18. Condition 2 refers to approved plans with the changes proposed relating to design and proposes an additional 4 x residential units.

The site has been subject to a number of planning applications with 26 x dwellings on land rear of Rustington Convalescent Home permitted in October 2015. Subsequent applications have sought to vary conditions/plans for this scheme.

The latest amendments have been demonstrated with amended plans and a Transport Statement addendum with 3 x units within new build and 1 x unit within existing laundry building. With the various amendments to original application a total of 37 x dwellings is proposed.

The access arrangements to the public highway will remain as previously approved. Some of the blocks will be rotated which will result in an amended parking layout across the site. 79 x parking spaces across the site is proposed. The LHA are satisfied with these changes from a highway safety and capacity point of view.

The Transport Statement addendum sets out that an additional 2 two-way trips in the AM and 2 two-way trips in the PM peak are anticipated as a result of the additional units. The trip generation for the rest of the site has already been assessed by the LHA, along with accessibility and internal layout.

On balance the LHA does not wish to raise transport grounds to resist the proposals for increase in residential units across the site. If the Local Planning Authority is minded to approve the application they may wish to secure the amended car and bicycle spaces via a suitably worded condition.

Katie Kurek
West Sussex County Council – Planning Services