

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Andrew Wood
FROM:	WSCC - Highways Authority
DATE:	1 April 2020
LOCATION:	Downsview Littlehampton Road Angmering BN12 6PW
SUBJECT:	A/16/20/PL Change of use from workshop to workshop storage space and first floor office space with external parking for works coaches. An amendment received.
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 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 Planning Services 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.

Site Background

The proposal is for the retrospective change of business use from Storage (B8) to Office (B1).

The application site is located on Littlehampton Road a publicly maintained, 'A' classified road subject to a 50 mph speed limit. As a result, the Local Highways Authority (LHA) will refer to Manual for Streets (MfS) and Design Manual for Roads and Bridges (DMRB) as guidance.

Previously the Local Highways Authority (LHA) received consultation on matters at this location. The LHA request more information on the proposal pertaining to access point dimensions, trips proposed and existing with clarity on 'Works Coaches'.

The Local Highways Authority (LHA) appreciates that change of use between subclasses such as B8 to B1 where the sqm. is below 235 metres can be subject to permitted development and as such consideration of the proposal can be limited.

Previous concerns with applicants response

- *'The LHA requested that the applicant should provide the Vehicle Crossover (VCO) dimensions.'*

The applicant has submitted an amended plan demonstrating the VCO being 4.4 metres in width.

- *'The LHA requested the applicant provides anticipated and existing trip generation.'*

The applicant provided details stating that the site will/can accommodate six mini buses and their trips will be six leaving in the morning, six returning in the evening. This would total the trip rate at 12 a day for the mini buses.

- *'The LHA requested the applicant clarifies 'Works Coaches'*

The applicant has provided details stating that the coaches are in fact mini buses. The LHA originally raised concerns over the wording coaches as the site does not have the space required to park six full sized coaches with a turning area.

Access, Trip Generation and Parking + Turning

An established access point currently serves the site. No changes to the access are proposed.

As discussed above, the applicant proposes that the site will have 12 mini bus trips to and from the site a day. They have provided on plans six parking spaces with space to turn as per Arun Parking Standards.

The sites existing B8 use (111.5 sq. metres) would be anticipated to generate one parking space as per Arun's Parking Standards (one space per 100 sq. metres).

The sites new B1 use (34.5 sq. metres) together with the new B8 use (77 sq. metres) would be anticipated to generate one parking space as per the same Arun Parking Standards (B1 one space per 30 sq. metres & B8 100 sq. metres)

With the above considered the LHA would not consider the proposal would generate a large increase of trips over the existing practice.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury collisions within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is currently operating unsafely.

Conclusion

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 109), and that there are no transport grounds to resist the proposal.

The LHA advises the LPA that if they are mindful to permit the above application then to attach suitably worded conditions for Parking and Turning.

Stephen Garrard
West Sussex County Council – Planning Services