

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Emma Sheppard
FROM:	WSCC – Highways Authority
DATE:	10 th April 2025
LOCATION:	Land at Oldlands Farm Newlands Road Bognor Regis PO22 9NN
SUBJECT:	BE/16/25/RES Approval of reserved matters following outline consent BE/150/22/OUT comprising of 3 No. units within Class B2 and/or B8 of the Use Classes Order (including ancillary office provision) with associated enabling works, parking, landscaping and sustainable drainage system with access off Newlands Road. This application is in CIL Zone 4 (Zero Rated) as other development.
DATE OF SITE VISIT:	Site known to officer
RECOMMENDATION:	Advice

Background and Site History

WSCC in its role of Local Highway Authority (LHA) has been consulted on the above proposals for highway safety, capacity and accessibility considerations at the site.

An outline application with all matters reserved except access for the demolition of existing derelict building and erection of up to 18,580sqm of new industrial/warehouse (use class B2/B8) and ancillary offices (use class E(g)) (BE/150/22/OUT) at Oldlands Farm Phase 3 was granted planning permission, subject to planning conditions on 5th October 2023.

Latterly the LHA commented on BE/119/23. The LHA did not raise any objection to the original (BE/150/22) proposals subject to National Highways (NH) passing comment on the proposed usage of the site. The potential use as a parcel distribution centre could attract a higher number of vehicular trips, NH requested that a condition should be attached that required further information to be submitted before approval is given to the use of the site as a parcel distribution centre. Condition 20 covered this point and was assessed under BE/119/23.

This condition was agreed in advance between NH, the Local Planning Authority (LPA) and the applicant, and the purpose was to assess the impact of a parcel distribution use onto the A27.

The LHA subsequently reviewed the distribution information from the applicant. When compared to the B2 use trip generation, a parcel distribution centre could result in an additional 41 vehicle movements during the AM peak hour, and an additional 120 vehicular movements during the PM peak hour. This equates to an additional vehicle every one minute in the AM peak hour and an additional two vehicles every minute in the PM peak hour. Therefore, from the LHA's perspective capacity and distribution matters have

previously been assessed and discussed as part of this proposal and the original BE/150/22 application.

Proposals

The latest proposals deal with the detailed design/Reserved Matters (RM) application at the site. As previously agreed, the proposals will be accessed from Newlands Road, which was formed with the intention of serving the site. Newlands Road forms the fifth arm of the A29/A259 roundabout. The highway aspects of this RM application are supported by way of a Technical Note (TN).

Access

There are some minor changes to the proposed three units over what was previously assessed under BE/150/22. Some minor modifications are proposed to the radius of Newlands Road. This will see a reduction in the radius to 8.0 metres with central hatching added. Newlands Road at the point of access with the proposed development is not publicly maintained highway. The TN has assessed the access considerations in Section 2. In summary the LHA comments are as follows:

- The revised swept path diagrams do not over run the opposing side of the carriageway, it is noted that the HGV would run over the hatching but it would still be on the correct side of the road. Swept path diagrams have been shown in Appendix 5 of the TN on drawing HTp/24102/TR/03.
- A new pedestrian/cycle access will be provided along the access road connecting the site to the existing footway network on Newlands Road. The overall pedestrian cycle/access throughout the site is 3 metres in width, in line with LTN 1/20 guidance.
- Each access to the individual units has been shown on drawing HTp/24102/01. Visibility from the existing bellmouth onto Newlands Road is acceptable in both directions. In addition, the TN provides splays of 2.4 by 25 metres from each junction onto the main access spine road. These have been shown on drawing HTp/24102/02 within Appendix 6 of the TN.
- Dropped tactile paving crossing points should be provided at each point of access across each access point. This does not appear to have been shown on the submitted drawings and should be added.
- Finally, it is noted that the overall site has an HGV presence on site already with the other units already being served from the main access with the A29/A259.

Parking and Layout

- Vehicle Parking was discussed with the LHA during pre-application discussions where a parking space per 70sqm was agreed for the B2 usage. On that basis the proposals of 264 spaces are within the LPA standards. The B8 use class has a total provision of 200 spaces, which equates to one parking space per 93 spm.
- Electric Vehicle (EV) charging points are provided within the site and the layout has been shown within Appendix 3 of the TN. Both layouts demonstrate a total 63 parking spaces with active charging.
- A dedicated access to car club space has been provided. As outlined within the attached Travel Plan this will be with Mobilityways car sharing scheme.
- Swept path diagrams for the site have been shown in Appendix 7 of the TN.
- Whilst a refuse tender has not been tracked within the site, an HGV up to 16.5 metre can negotiate the site area therefore a refuse tender which is typically up to 12 metres in length can be accommodated.
- Secure cycle parking for both use classed has been confirmed within the TN and within the LPA standards. The overall site will offer showers, lockers, repair stations and changing spaces.

Travel Plan

The submitted travel plan is noted. This accords with the requirements of WSCC. The applicant should note that WSCC apply an auditing fee to all new travel plans. The travel plan and associated auditing fee would be secured via a s106 agreement. The Travel Plan auditing fees reflect the amount of local authority officer time required to evaluate the initial plan, assess the monitoring data and participate in on-going review and agreement to any amended plans in the future, including post planning once the development is built out and occupied. The costs have been benchmarked against fees charged by other Local Authorities and are considered to be proportionate and reflective of the costs incurred.

Conclusion

Subject to tactile paving being added at the access points the LHA is satisfied with the information submitted in of this RM application. A suitable condition has been added at the below to cover off this point.

Any approval of planning permission would be subject to the following conditions:

Access Road

No part of the development shall be first occupied until the road(s), footways, crossing points and casual parking areas serving the development have been constructed, surfaced, and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To secure satisfactory standards of access for the proposed development.

Travel Plan (to be approved)

No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport.

Jamie Brown
West Sussex County Council – Planning Services

From: Nicola Oktay on behalf of Planning.Responses
Sent: 14 April 2025 10:37
To: Planning Scanning
Subject: FW: Response To Application Number BE/16/25/RES at Land at Oldlands Farm Newlands Road Bognor Regis PO22 9NN
Attachments: Response_BE-16-25-1.pdf

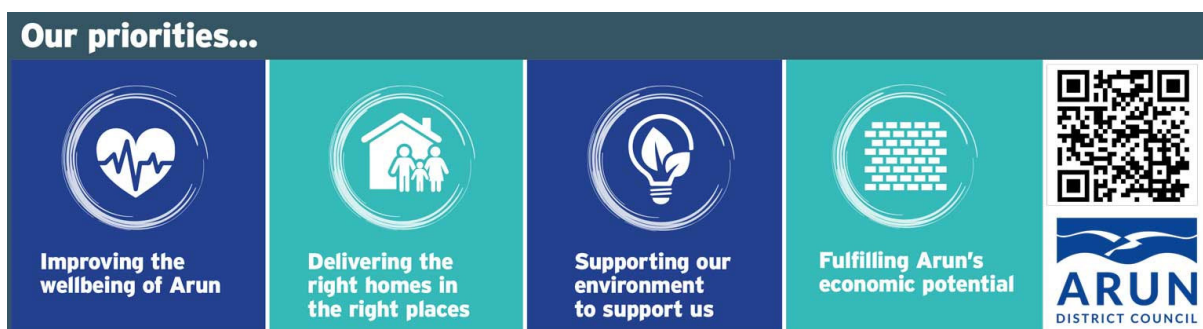
WSCC Highways response

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Sent: 11 April 2025 16:10
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Subject: Response To Application Number BE/16/25/RES at Land at Oldlands Farm Newlands Road Bognor Regis PO22 9NN

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Regards

Jamie Brown

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