

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Neil Crowther
FROM:	WSCC - Highways Authority
DATE:	10 May 2021
LOCATION:	Bairds Farm Shop Ltd, Crookthorn Lane, Climping, BN17 5SN
SUBJECT:	CM/16/21/PL Convert existing on site storage to picnic area with fast food Cafe. This application may affect the setting of a Listed Building. This application is in CIL Zone 5 (Zero Rated) as other development.
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 Strategic Planning 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.

Summary

This proposal is for the conversion of existing storage to picnic area with fast-food takeaway. The site is located on Crookthorn Lane, an A-classified road subject to a speed restriction of 40 mph in this location. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Content

The applicant proposes to utilise the existing vehicular access on Crookthorn Lane. From inspection of local mapping, visibility appears sufficient in both directions at the existing point of access onto the maintained highway, with splays in excess of 120m achievable, in accordance with the Design Manual for Roads and Bridges (DMRB) stopping sight distances.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

The site benefits from an existing car park with provision for approximately 65 parking spaces. The plans suggest that the proposed development will not result in the loss of any existing car parking spaces; although, clarification should be made if this is the case. The LHA anticipates that the existing car parking provision will be sufficient to accommodate those needed for the proposed development. There is also space for on-site turning to be achievable.

Nearby bus stops on Crookthorn Lane offer regular services between Littlehampton and Chichester, providing opportunities for alternative sustainable transport methods. The LHA advises the applicant to implement cycle parking provision, to further promote the use of sustainable transport methods.

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.

Kyran Schneider
West Sussex County Council – Planning Services