

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	29 July 2021
LOCATION:	Maidenhead Aquatics, Crookthorn Lane, Climping, BN17 5SN
SUBJECT:	CM/34/21/PL Change of use of part of site to car wash including siting of cabin and canopy. This application may affect the setting of a listed building & 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 and Context

This proposal is for the change of use of part of site car park to car wash, with siting of cabin and canopy. 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.

The LHA previously provided consultation advice for this site for application CM/16/21/PL, raising no highway safety concerns. The Planning Authority permitted the 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. Due to the nature of car washes, the LHA does not anticipate that visitors to the car wash will be present at the site for significant periods of time.

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 53 parking spaces. The Application Form states that 15 parking spaces will be lost as part of this proposal, reducing the amount to 38 parking spaces. Whilst a number of spaces will be lost, the LHA anticipates that the proposed parking provision will be sufficient for visitors to the nearby businesses. Nearby bus stops on Crookthorn Lane offer regular services between Littlehampton and Chichester, providing opportunities for alternative 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 111), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services