

From: [REDACTED]
Sent: 27 April 2018 15:09
To: Planning.Responses
Subject: CM-6-17

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	Highways, WSCC
DATE:	24/04/2018
LOCATION:	Land at Northwood Farm, Yapton Road, Climping
SUBJECT:	CM/6/18/PL Change of use to develop a concrete batching plant, with associated infrastructure, site offices & parking.
DATE OF SITE VISIT:	Site visit to be undertaken on the 1 st May 2018
RECOMMENDATION:	
S106 CONTRIBUTION TOTAL:	N/A

Introduction

The application proposes the construction of a concrete batching plant at the western side of the east-west runway at the former Ford Airfield. Access to the proposed concrete building will be by the taxiway of the former airfield with access onto the B2233 Yapton Road. The proposals are supported by way of a Transport Statement (TS). At this point the B2233 is subject to a 30 mph speed limit. WSCC in its capacity of Local Highway Authority (LHA) are undertaking a site visit to assess the access and visibility from the existing site access on the 1st May 2018. Any further comments will be reported to the case officer.

Access and Visibility

The site does have an existing vehicular access onto Yapton Road, no modifications are proposed to the existing access arrangements. The access is considered to be of sufficient geometry to accommodate the anticipated level of vehicular activity. Sightlines along Yapton Road from the existing point are considered acceptable given the speed limit of the road.

A review of the access onto Yapton Road indicates that, there have been no recorded accidents within the last 3 years and that there is no evidence to suggest that the access and local highway network are operating unsafely.

Capacity

Within the TS the applicant has provided a Transport Consultants report a comparison on the traffic the proposal will generate over the existing use and proposed uses, the report concludes that there will be 76 total trips per day

although this has not been broken down into peak vehicular movements or a comparison to the existing use. However based on the submitted information, split over a 12 hour day this is likely to result in approximately 7 movements in the peak hour.

We are aware of the Parish Council's concerns with the additional movements the proposals will involve. Improvement has been identified as necessary within the Systra transport study associated with the Proposed Modification Local Plan document. Improvement at the Oyster Catcher junction has been identified for a safety improvement as part of the Systra study. However, at the current time there is no agreed scheme at this location. It is envisaged the improvement will take the form of a roundabout, although the design of such a junction would be severely restricted by the highway boundary constraints.

The LHA consider that there will be an increase in traffic movements over the existing use however the additional movements are not such that would warrant an objection on highway safety and capacity. From a capacity perspective we are satisfied the proposal will not have a severe residual impact.

Parking

The proposed parking is considered acceptable. The LHA are not aware of that the previous use resulted in excess parking onto Yapton Road; it is considered unlikely that there would be an increase in on-street parking as a result of this proposal.

Sustainability

The submitted TS suggests people using the site could arrive on foot, cycle, bus, train or by car. In this location Yapton Road does have footway links that lead to the site and a bus stop is within short walking distance of the site which includes the 700 Coastliner service. Realistically given the type of use, the majority of visits would be via the car. However the LHA acknowledge that there is an alternative to the private car to travel to and out of the site if required.

Conclusion

The LHA does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 32), and that there are no transport grounds to resist the proposal.

Any approval of planning consent would be subject to the following condition:

Vehicle parking space

No part of the development shall be first occupied until the parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Jamie Brown

West Sussex County Council – Planning Services



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