

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	Highways, WSCC
DATE:	01/08/2018
LOCATION:	Land At Asda Superstore, Littlehampton Road, Ferring, BN12 6PN
SUBJECT:	FG/105/18/PL Installation of a six-pump (12 filling position) automated petrol filling station ('PFS') & associated works. Resubmission of FG/206/17/PL.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	n/a

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was consulted previously on Highway Matters for this application and provided comments dated 09/07/2018. More information was requested pertaining to the Stage One Road Safety Audit and Designers Response. This further information has subsequently been received.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application FG/206/17/PL for the installation of a Six Pump (12 Filling Position) Petrol Filling station, Drive-to-Pay Kiosk & associated works including Jet Wash, Air/ Water Services & Vacuum Equipment. In summary it was requested that the application be supported by way of a Stage One Road Safety Audit (RSA). The application was Refused due to the detrimental impact on the residential amenity of nearby neighbours.

In highways terms this application is principally the same as that previously submitted. It is noted the latest iteration of the scheme is for 'pay at pump' only. Matters pertaining to Access, Overflow Parking, Trip Rate, Pass by Traffic and Queuing within the site, would be consistent with the responses to FG/206/17/PL provided on 13/02/2018 and 09/05/2018.

The latest application has been submitted with the support of an updated Transport Statement prepared by Systra and Stage One RSA with designers response.

In highways terms the principle matters (access and trip generation) of this application were considered acceptable to the Local Highways Authority under FG/206/17/PL. After review of the latest Transport Statement matters pertaining to access and trip generation would remain acceptable to the Local Highways Authority.

A Stage One RSA has been submitted in support of the application. Only one problem has been raised pertaining to pedestrian movements across the internal access point for the Petrol Filling Station.

It has been recommended that the footway at the eastern side of the access road between the signalised junction (A259) and along the frontage of the petrol filling station is removed and pedestrian are signed to the store via a footpath at the eastern boundary and the footway network west of the junction.

The designer has accepted the Safety Auditors Recommendations and the latest suite of plans provided, in principle, demonstrate the recommendations to the satisfaction of the Local Highways Authority. The Auditors recommendations make reference to signage for pedestrians. I note this has not been demonstrated but as the applicant has accepted the Auditors recommendations I would be minded to accept the details of this signage can be secured via a suitably worded planning condition.

On balance the Local Highway Authority 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 (paragraph 109), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority is minded to grant planning consent the following conditions would be advised:

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Safety Audit Recommendations

No development shall commence until such time as revised plans and details incorporating the recommendations given in the Stage 1 Road Safety Audit and accepted in the Designers Response have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interests of road safety.

Ian Hayward
West Sussex County Council – Planning Services