

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	2 November 2020
LOCATION:	Land at former McIntyre Nursery Littlehampton Road Ferring BN12 6PG
SUBJECT:	FG/123/20/PL Demolition of a polytunnel, storage building & scaffolders' shelters & racking, use of land for Class B8 container self-storage & the siting of 79 No. single-stacked storage containers, part regrading of the ground, new fencing, CCTV & lighting. This site is in CIL Zone 3 (Zero Rated) as other development & is a Departure from the Development Plan.
DATE OF SITE VISIT:	Access known to Planning Officer
RECOMMENDATION:	Advice / No Objection
S106 CONTRIBUTION TOTAL:	

The Local Highway Authority (LHA) has been consulted on the above proposal, with regards to any highway safety or capacity concerns. These comments mainly relate to the access of the application site with the A259. The access track to the site is private, this doesn't form part of the adopted highway network, but is dedicated as a Bridle way. This report does not cover comments from the Public Rights of Way (PROW) team at WSCC, it is assumed that Arun District Council have consulted the PROW team for their comments.

The proposal is for an additional 79 self-storage containers on the site. It appears that the site has a history of uses, which is a material planning consideration. An increase of 830sqm of B8 storage use is proposed. The LHA would expect to see a TRCIS assessment to determine how many extra vehicle movements the proposal would create however; this has not been provided. The LHA has run a TRCIS report in house to enable us to assess traffic generation and its affect on the access with the A259 and the wider highway network. A development of 830sqm for B8 self-storage use would generate around 1.7 two-way vehicle trips in the AM peak hour and 2.1 in the PM peak hour, with a daily trip rate of around 25.33 two-way trips. This level of trips would not meet the thresholds for wider traffic assessments of the highway network to be undertaken. It is not considered that the proposal would give rise to a significant level of trips at the access point or on the highway network.

Once off the highway network it is unclear if the access track has adequate well-spaced passing bays to allow traffic to pass, considering that it's used for various uses and access. It appears that the access point from the A259 provides space for two vehicles to pass on point of entry to avoid any standing traffic on the highway, which would cause a safety concern. The LHA have

reviewed the collision data held for this area and there are no indications that this access is or has been operating unsafely.

In terms of parking the application doesn't meet the WSCC Guidance on Parking at New Developments (Sept 2020). Under B8 Storage use we would expect to see 1 space provided per 100sqm of storage space. The Design & Access Statement indicates that 6 spaces will be provided. With the proposal we would expect to see 8 additional spaces. Bearing in mind there is already 205 sqm of B8 use on the site, the LHA would highlight that the parking provision is slightly under provided for. However, there appears to be space on site to park that would not interfere with the safety or operation of the highway network.

The Local Highway Authority does not consider that the 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. The following conditions should be added to any grant of planning consent.

Conditions:

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Car parking space (details required)

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

Emma Avis - Planner
West Sussex County Council – Planning Services