

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr Z Denton
FROM:	WSCC - Highways Authority
DATE:	28 November 2019
LOCATION:	Silo at Former McIntyre Nursery Littlehampton Road Ferring BN12 6PG
SUBJECT:	FG/135/19/PL Demolition of a Silo & erection of an office building (B1(a) Business), 6 No. parking spaces for office workers & erection of boundary fencing.
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 Planning Services 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.

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

Context & History

West Sussex County Council was last consulted on Highway Matters for this location under planning application FG/56/18/PL for the change of use & conversion of an existing grain silo (Sui Generis) to office space (B1(a) Business) no highways concerns were raised and consent was granted by the Local Planning Authority.

The current proposal seeks the demolition of a silo & erection of an office building (B1(a) Business), 6 No. parking spaces for office workers & erection of boundary fencing

Access

Access to the maintained highway network will be achieved via an existing shared point of access onto Littlehampton Road, A259. The private access way leading to the application site is shared with a significant number of other commercial uses.

The access way is wide enough to accommodate two-way passing of traffic.

The access way is also a public bridleway No 2135.

The proposal will result in 120 sqm of B1 Office Space, previously the silo was stated to equate to 75 sqm.

The Local Highway Authority would not be minded to view that this scale of development would generate a material vehicular intensification of use on the existing point of access, once the existing use and other shared uses of the access point are taken into consideration.

Parking

With regard to parking WSCC would anticipate a maximum parking demand for a B1(a) Business unit of this size of four spaces (1 space per 30 sqm).

The application documents state that 6 spaces will be provided; this would meet the anticipated demand. The actual vehicular parking spaces have not been demonstrated in any detail. I'm minded to accept that spaces can be accommodated within land under the applicants control without impacting the maintained network. I would therefore be minded to advise that the Local Planning Authority be satisfied that the spaces can be provided and secured via planning permission. Any spaces should measure a minimum of 2.4 x 4.8 metres and be afforded the opportunity to turn on site. This may require amendments to the red red edge plan.

Conclusion

The Local Highway Authority does not consider that the proposal would have and 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.

If the LPA are minded to grant planning consent a condition securing vehicle parking would be advised:

Car parking space

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details 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.

Ian Hayward

West Sussex County Council – Planning Services