

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	Emma Avis, Highways, WSCC
DATE:	26 th October 2018
LOCATION:	The Bluebird Cafe, South Drive, Ferring, Worthing, BN12 5QU
SUBJECT:	FG/159/18/PL Two-storey extension to the existing Cafe in order to provide increased internal seating, multi-purpose space, with improved service & food preparation area, disabled access & bike storage
DATE OF SITE VISIT:	
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A See below for breakdown.

West Sussex County Council (WSCC) as the Local Highway Authority (LHA) has been consulted on the above application in regards to any highway safety or capacity issues.

The application is for an extension of 157sqm of floor space, to extend the seating capacity of the Café from 135 seats to 235 seats. Although the Application Form states floor area will be going from 188sqm to 345sqm, but the Transport Statement mentions and additional 300sqm? There are no changes to access from the highway or to parking arrangements. It is noted that the car park is used by various users and is not owned by the applicant. It is also noted that around 100 informal spaces are available, but consideration is given to the fact that these are not solely for the use by the café. In regards to parking the WSCC maximum parking standards quote for A3 use class 1 space per 5sqm is required. On the basis of the total area being 345sqm this equates to 69 parking spaces (345/5). With this in mind the LHA would raise no concerns on parking grounds. However given that the car park is not for the sole use of the café and is a private car park accessed via private roads the LHA are not able to comment further on parking or the effects of parking 'on street'. Parking would be more of an amenity issue which should be addressed through the Local Planning Authority (LPA) and the owner/residents association/management company of the private estate roads.

The Café can be accessed via various routes through the private estate roads. The closest adopted highway is Sea Lane. As the roads along which the café is accessed are private the LHA would not be able to comment on these. Private roads do not form part of the adoptive highway network and therefore the LHA have no jurisdiction over them. The LHA can comment on the adopted highway (Sea Lane). Given the size of the proposal it is not expected that there would be a significant level of traffic in relation to the proposal that would be considered to give rise to a 'severe' impact the LHA would also not consider the proposal to give rise to an unacceptable impact on highway safety (Sea Lane). Therefore is not contrary to the National Planning Policy Framework (NPPF) paragraph 109, and that there are no transport grounds to resist the proposal.

The LHA do note the concerns in relation to parking and traffic along the private estate roads; however as we have no control over private roads these matters need to be dealt with via the LPA and the owners/management company of the private roads.

Emma Avis
West Sussex County Council – Planning Services