

From: Ian Hayward [redacted] On Behalf Of CCD Planning Consultations
Sent: 13 February 2018 14:58
To: Planning.Responses
Cc: Roger Elkins
Subject: RE: Planning Consultation on: FG/206/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 13/02/2018

FROM: Ian Hayward **TO: Arun District Council**
FAO: Mrs A Gardner

**SUBJECT: FG/206/17/PL - 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.**

Land At Asda Superstore, Littlehampton Road, Ferring, BN12 6PN

DATE OF SITE VISIT: n/a

RECOMMENDATION: Advice & More Information

S106 contribution total: n/a

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

This application seeks 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 at Asda Superstore, Littlehampton Road, Ferring, BN12 6PN

The application has been submitted with the benefit of a Transport Statement prepared by Systra.

Context & History

The site has an extremely complex planning history. This application seeks the installation of a six pump (12 Filling Position) Petrol Filling station on land which seems to previously been used as overflow car parking serving the existing Asda Superstore.

Access

The site is accessed from the existing internal Asda Store access arrangements. Access to the maintained network is via an established signalised junction with Littlehampton Road, A259.

Ingress from A259 can be achieved for both eastbound and westbound flows. Egress from the store is required to join the A259 westbound carriageway.

Car Parking

The site of the proposed Petrol Filling Station is detailed as being used as unmade overflow car parking.

The Transport Statement details that this will not impact upon the parking provision for the store. In the interest of robustness the applicants should demonstrate that the overflow car parking is no longer required by demonstrating how the existing stores car parking provision accords with current WSCC standards.

Trip Generation

The Transport Statement has undertaken a TRICS assessment to identify the 'new' trips that would be generated by this Petrol Filling Station.

The assessment makes an assumption that 70% of trips will already be associated with the existing Asda store; these trips have therefore been discounted accordingly.

The assessment makes a further deduction on the basis that 'pass-by' trips should be discounted on the ratio of 30% during weekdays and 10% at weekends.

While the Local Highways Authority does not disagree with the principle of deducting the vehicular movements the applicant would be asked to justify the stipulated rates of deduction.

A 30% deduction seems like an excessive deduction for linked trips to the existing store, especially in the AM peak when the store is not likely to be very busy. Also given limited access to petrol filling stations in this area it would be anticipated that more pass-by trips would be created than 30% and 10% as stipulated above.

The Local Highways Authority would request the discounting rate for linked trips is decreased and anticipated rate of pass-by trips increased.

The Local Highways Authority appreciated this won't make any difference to the operation of the highway network as the trips are after all already on the network, but could potentially increase queuing within the site.

Road Safety Audit

WSCCs currently adopted Road Safety Audit Policy (revised Revision September 2015) stipulates that a Road Safety Audit is required for all 'major' planning applications that include the intensification of use of an existing access. Intensification is generally defined as 50 or more vehicle movements per day.

Notwithstanding the points raised above within the 'Trip Generation' section of this report, the anticipated trip generation is expected to be greater than the threshold stipulated within the Safety Audit Policy.

The applicant would be requested to support this application with a Stage 1 Road Safety Audit.

Conclusion

The applicant would be requested to address the matters raised above in this report. Please re-consult.

Ian Hayward
Planning Services

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 24 January 2018 14:49

To: SU Local Development

Subject: Planning Consultation on: FG/206/17/PL

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

APPLICATION FG/206/17/PL

NO:

Registered: 24th January
2018

Site Address: Land at Asda Superstore Littlehampton Road Ferring BN12
6PN

Grid Reference: 508801 103369

Description of Works: 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

The Council have received the above application. I shall be pleased to receive any

observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 22-FEB-18.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016
DX 57406 Littlehampton

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