

[REDACTED]

From: Ian Hayward [REDACTED]
Sent: 09 May 2018 23:51
To: Anita Gardner
Subject: **Warning Active Content** FW: Acknowledgement of Planning Application: FG/206/17/PL : Land at Asda Superstore

Hi Anita,

Please find attached revised comments for the above site.

Once again apologies for the delay.

Kind Regards

Ian Hayward | Senior Technician | Monitoring and Records | Planning Services | Economy, Planning and Place Directorate

West Sussex County Council

Location: Ground Floor, Northleigh, Chichester, PO19 1RH

 CALL  IM  EMAIL

[REDACTED]

From: Ian Hayward
Sent: 09 May 2018 14:11
To: 'Anita Gardner'
Subject: RE: Acknowledgement of Planning Application: FG/206/17/PL : Land at Asda Superstore

Hi Anita,

Apologies I have just seen your email. I have not yet reviewed the additional plans and details provided.

I was hoping to have reviewed by the end of today and provided revised comments.

Kind Regards

Ian

Ian Hayward | Senior Technician | Monitoring and Records | Planning Services | Economy, Planning and Place Directorate

West Sussex County Council

Location: Ground Floor, Northleigh, Chichester, PO19 1RH

 CALL  IM  EMAIL

From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]

Sent: 09 May 2018 09:11

To: Ian Hayward

Subject: RE: Acknowledgement of Planning Application: FG/206/17/PL : Land at Asda Superstore

Ian,
This application is on DC Committee this afternoon. I can't find a response from you. Please can you let me have your updated comments by lunchtime today
Thanks
Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Ian Hayward

Sent: 18 April 2018 08:48

To: Anita Gardner

Subject: RE: Acknowledgement of Planning Application: FG/206/17/PL : Land at Asda Superstore

Thanks Anita,

I will get this booked in and get something back to you in due course.

Thanks

Ian

Ian Hayward | Senior Technician | Monitoring and Records | Planning Services | Economy, Planning and Place Directorate

West Sussex County Council

Location: Ground Floor, Northleigh, Chichester, PO19 1RH

 CALL  IM  EMAIL

From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]

Sent: 17 April 2018 11:25

To: Ian Hayward

Subject: FW: Acknowledgement of Planning Application: FG/206/17/PL : Land at Asda Superstore

Ian,

This e-mail contains additional information relating to the re-consultation I have just sent you

Regards

Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

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From: Brad Wiseman [REDACTED]

Sent: 28 February 2018 13:33

To: Anita Gardner

Subject: RE: Acknowledgement of Planning Application: FG/206/17/PL : Land at Asda Superstore

Hi Anita,

I'd be grateful if you could give me a call back on the number below to discuss the application, at your earliest convenience.

In the meantime, please find attached a response from our Highways consultant in regard to comments received from the Council's highways officer.

Kind regards,

Brad Wiseman
Senior Planner
Planning

Savills, Belvedere, 12 Booth Street, Manchester M2 4AW



Before printing, think about the environment



From: Brad Wiseman

Sent: 27 February 2018 09:03

To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>

Subject: RE: Acknowledgement of Planning Application: FG/206/17/PL : Land at Asda Superstore

Morning Anita,

I tried calling you yesterday however was unable to get through.

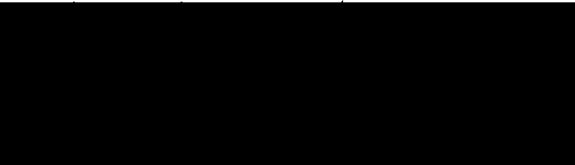
I've seen the response from the EHO online which I've asked our acoustic consultant to respond to. I do note that the EHO comments do not raise any objection to the application, but rather request clarification on a number of matters, which we will seek to address.

Could you confirm whether the Environmental Agency have been consulted on this application, and if so, whether they have provided their comments?

Kind regards,

Brad Wiseman
Senior Planner
Planning

Savills, Belvedere, 12 Booth Street, Manchester M2 4AW



From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 12 February 2018 10:47
To: Brad Wiseman 
Subject: RE: Acknowledgement of Planning Application: FG/206/17/PL : Land at Asda Superstore

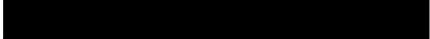
Hi Brad,
No I have had no responses yet. When they are received they will be available to view on our web site.
Regards
Anita

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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From: Brad Wiseman 
Sent: 12 February 2018 10:31
To: Anita Gardner
Subject: FW: Acknowledgement of Planning Application: FG/206/17/PL : Land at Asda Superstore

Hi Anita,

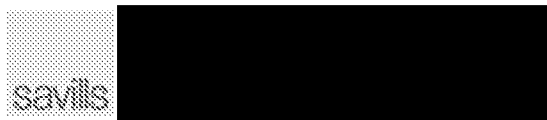
Hope you're well.

Just following up on my phone call the other week; have any consultation responses been received at this stage?

Kind regards,

Brad Wiseman
Senior Planner
Commercial Planning

Savills, Belvedere, 12 Booth Street, Manchester M2 4AW



Before printing, think about the environment.



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

Sent: 24 January 2018 14:19

To: Brad Wiseman [REDACTED]

Subject: Acknowledgement of Planning Application: FG/206/17/PL : Land at Asda Superstore

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

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DX 57406 Littlehampton

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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	Highways, WSCC
DATE:	09/05/2018
LOCATION:	Land At Asda Superstore, Littlehampton Road, Ferring, BN12 6PN
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. Additional information received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☒ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	n/a

West Sussex County Council was consulted previously on Highway Matters for this planning application and provided a response dated 13/02/2018.

More information was requested from the applicant pertaining:

- The impact upon the existing overflow parking area
- Justification/modifications to the rates of deduction within the Trip Rate Analysis
- Submission of a Stage One Road Safety Audit

Additional information has now been submitted for review in the form of a Technical Note prepared by SYSTRA Ltd on behalf of ASDA Stores LTD.

This response should be read in conjunction with that provided on 13/02/2018.

Overflow Parking:

The Technical Note details that the overflow parking area, which the filling station will be built upon, is unmarked and there is no signage directing customers to park there.

It is however evident using Google Streetview data that vehicles do park in this area. It is however unclear if they are associated with the Asda Store.

The existing food store has a gross floor area 11,520 sqm and a defined car parking capacity of 534 car parking spaces, not taking into account the overflow parking area.

WSCC operates a maximum parking standard of 1 spacer per 14 sqm for food retail. This would equate to a maximum parking demand of 823 parking spaces.

The defined parking provision is 289 spaces short of the anticipated maximum demand however the Local Highway Authority does appreciate that parking provisions should be

reduced below the anticipated maximum demand for which accessibility to the site is a key consideration.

On balance, without evidence to the contrary, it would be problematic for the Local Highways Authority to demonstrate that the overflow car parking area is required to serve the operational use of the store as existing. Thus it's subsequent loss creating a highway safety issue, either by way of queuing onto A259 or parking in unsafe locations nearby, would be difficult to substantiate.

Trip Rate Analysis

The Technical Note details that the justification for the initial 70 deduction in trip rates is underpinned by data provided by ASDA.

An analysis was undertaken of car data used in shopping trips and petrol purchases from 5 stores in Scotland. This analysis revealed that 58% of shoppers visiting both the Petrol Filling Station (PFS) and the store during the same visit. It was considered appropriate to increase this ratio to 70%/30% to take into consideration payment with different cards or cash/card combinations.

This approach was tested at the appeal of ASDA's Hinckley Store (planning appeal reference is PP/K2420/W/16/3144204). While the Inspector notes there could still be some level of uncertainty around the methodology this approach was considered acceptable.

The Technical Note has undertaken a sensitivity test on the basis of a 50/50 split to demonstrate a worst case scenario for trips being created by the filling station.

This analysis reveals peak hour trip generation of 39 vehicles on a weekday peak (17:00 – 18:00), and 37 vehicles during the peak period (10:00 – 13:00) on a weekend.

When compared against the data originally supplied on the basis of a 70/30 split this equates to an increase of 15 vehicles in the on a weekday peak (17:00 – 18:00), and 15 vehicles during the peak period (10:00 – 13:00) on a weekend. This equates to one vehicle every four minutes.

Pass-by

As part of the original Transport Assessment the trip rates then underwent an additional deduction of 30% during weekdays and 10% at weekends to represent pass by trips.

The applicant has detailed that justification for a 30% pass-by is an accepted transport planning technique to help ensure 'robust' assessment of trip making characteristics. This is supported by research undertaken by the TRICS Consortium (1995) TRICS Research Report 95/2 "Pass-By and Diverted Trips: A Resume".

Given the context of the application site the trip rates have been recalculated on the basis of a pass-by trip rate of 40% on a weekday and 20% on weekend.

The Technical Note summaries that on this basis the maximum number of "additional new trips" accessing the site because of the PFS development is likely to be 24 in the weekday peak (17:00 – 18:00) and 30 in the weekend peak period (10:00 – 13:00).

Therefore with the PFS in place, the revised TRICS assessment forecasts that a maximum of 30 trips (weekend peak) will be added to the entry and exit flows at the store access. This equates to be one additional vehicle every two minutes.

The Local Highways Authority accepts this trip rate analysis justifications/modification and it would not be anticipated that the proposed will result in an overriding capacity issue on the immediate maintained network.

Queuing within the site

An additional queuing plan has been provided which demonstrated the PFS will have the capacity to contain 24 vehicles within the confines of the site, including cars occupying all filling points.

The Technical Note summaries that this equates to 30% of the overall peak demand create by the PFS as demonstrated in table 4.2 of the weekday, 78 vehicles during the weekday peak (17:00 – 18:00).

This would be considered adequate given the anticipated peak demand. While this would not take into consideration instant demand, such an instant demands would be difficult to quantify and therefore difficult to reasonably mitigate against.

Road Safety Audit

Even with the most conservative net trip rate estimates the proposed PFS would still be considered a 'major' planning application generating a significant number of trips as per WSCCs currently adopted Road Safety Audit Policy (revised Revision September 2015)

The Local Highways Authority would reiterate its request for the application to be supported with a Stage 1 Road Safety Audit.

Conclusion

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

Ian Hayward

West Sussex County Council – Planning Services