

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council
FROM:	WSCC - Highways Authority
DATE:	1 October 2019
LOCATION:	Highdown Industrial Park Littlehampton Road Ferring BN12 6PG
SUBJECT:	FG/74/19/PL 2 No. commercial B1/B8 use buildings with associated car parking, access & refuse storage This application is a Departure from the Development Plan.
DATE OF SITE VISIT:	
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a / £ See below for breakdown.

The proposal above is located away from the public highway, as such all comments provided are advisory however an assessment of the impact this way will have where the private access road meets the highway has been considered.

The site is located off a private access driveway from the A259 Littlehampton Road. This is a dual carriageway and as such traffic emerges from the right only. Given the access is already in situ WSCC raise no issues with the existing visibility or width of the access and there is enough space for a car to enter and exit the site from safely.

Pedestrians can access the site from the southern footway along Littlehampton Road via an informal crossing which has a pedestrian refuge island in the middle of the carriageway. This provides access into the footway network of Ferring and access to the Asda superstore.

WSCC has consulted the TRICS database which reveals a B1/B8 use class with 414sqm would generate in the region of 18 trips a day which equates to 2 in the morning peak and 2 in the afternoon peak, which would not cause any significant highway capacity issues.

Car parking is provided for 11 cars which are 2.4m x 4.8m and cycle storage is also provided although no showers are proposed. Using the WSCC car parking calculator as a guide the provision of 11 spaces would be in line with standards give or take 10%.

These are:-

B1 – 1 space per 30sqm (7 spaces)

B8 – 1 space per 100sqm (2 spaces)

Staff and Visitor spaces (aprox 2-4 spaces)

During the construction of the units a Construction Management Plan should be submitted to the LPA prior to and commencement

Alison Meeus
West Sussex County Council – Planning Services

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.