

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	21 January 2022
LOCATION:	Wicks Farm, South Yard B, Ford Lane, Ford, BN18 0DF
SUBJECT:	F/24/21/PL Single span warehouse. This application is a Departure from the Development Plan & is in CIL Zone 2 (Zero Rated) as other development.
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.

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

The proposal seeks the erection of a single span B8 storage warehouse (250 sqm) at Wicks Farm, South Yard B, Ford Lane, Ford.

Access to the site is achieved via an established wide crossover onto Ford Lane, which is 'C' classified and subject to a 40 mph speed limit at this point.

No formalised trip rate analysis has been provided. However, the application form details that there is already 1300 sqm B8 storage floorspace provided on site. Furthermore, the application documents seem to suggest that the storage building is required to support the existing activity on site, this itself would limit the quantum of trips generate.

On balance it would be difficult to substantiate that the proposed will result in any material vehicular intensification of use at the site or indeed at the access point onto Ford Lane.

WSCC anticipate that B8 use typically generates the need for 1 space per 100 sqm of floorspace. As such this development could be considered to require the additional need for 2-3 car parking spaces.

The placement of the new building will not significantly impact upon the existing 'open yard' style parking and turning arrangements. This existing provision seems to currently meet the needs of the existing uses / operator on site. Given the low quantum of additional parking demand generated it seems reasonable to conclude that this can be consumed within the exiting provision.

The Local Highways Authority appreciated that given the type of use and location of the site it does not lent itself to the provision of cycle parking or providing an EV Parking provision. The Local Planning Authority should consider if a request for these provisions would be reasonable.

In conclusion the Local Highways 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 111), and that there are no transport grounds to resist the proposal.

Ian Hayward
West Sussex County Council – Planning Services