

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:
FROM:	WSCC - Highways Authority
DATE:	28 September 2021
LOCATION:	Fort Road Garage Fort Road East Wick Littlehampton BN17 7QZ
SUBJECT:	LU/276/21/PL Demolition of existing storage structure, proposed 2 storey commercial building class B1 and B8. This application is in CIL Zone 4 (zero rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No objection
S106 CONTRIBUTION TOTAL:	n/a

West Sussex County Council (WSCC) in its capacity as the Local Highway Authority (LHA) have been consulted on planning application LU/276/21/PL, with regards to any highway safety or capacity concerns.

Background

The site benefits from an existing planning approval, and the works approved under LU/264/17/PL, commenced in early 2021. The approval was for an addition of 160sqm office to the existing 'storage unit'.

Proposal

The new application is for the demolition of existing storage structure and construction of a 2-storey commercial building with class B1 and B8. The building was operational as a workshop up until 2014 and is currently vacant.

Access and Visibility

The existing access into the development will be retained. A new drop kerb will be provided to facilitate additional parking. Adequate visibility is achieved along both sides of Fort Road East. There are no accidents reported near to the site access indicating that the access is operating safely.

Servicing Strategy

It is proposed that the delivery vehicles can turn within the parking space provided to the north east of the site, however no tracking diagrams are provided for delivery or emergency vehicles.

Manual for Streets states that waste collection vehicles should be able to get to within 25m of the refuse collection point. Bin stores for the development are provided further away, to the north east of the site. The Local Planning Authority (LPA) would request for clarification from the applicant about the refuse collection arrangements.

Parking

In line with the Arun District Council's parking standards, a total of 7 car parking spaces and 3 cycle spaces are provided, as shown in drawing 2106-PL-155(B). Cycle parking spaces are provided at the entrance of the building.

Highway Capacity

It is estimated that a total of 12 nos. worked at the development before it ceased operating in 2014. It is proposed that 9 nos. employees will be working at the development at any given time, which raises no capacity concerns.

Sustainability

The site is located within short walking distance to a major centre of employment and many facilities and services are within reasonable distances of walking and cycling. Bus stops are located within 200m of walking distance, along Clung Road.

Conclusion

The Local Highway Authority (LHA) does not consider that the proposal would have 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 109), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority (LPA) decide to grant planning approval, the following conditions are advised:

Conditions

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the plans and details submitted to and approved by the Local Planning Authority. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

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.

Informative:

Section 278 Agreement of the 1980 Highways Act - Works within the Highway

The applicant is advised to enter into an S278 legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. As part of these works it will also be necessary to apply for a street works license from the Street Works team [REDACTED]. The applicant is requested to contact The Implementation Team Leader [REDACTED] to commence the S278 process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

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West Sussex County Council – Planning Services