

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: A Gardner
FROM:	Highways, WSCC
DATE:	21 st November 2018
LOCATION:	Shell Eastfield, Worthing Road, Wick, Littlehampton, BN17 6LE
SUBJECT:	LU/314/18/PL Demolition of sales building & plant room, LPG compound/dispenser & canopy link removed, erection of new sales building, plant room, bin store, delivery bay, front of store customer parking & Adblue facility to the HGV forecourt, block pavements to car forecourt replaced with liquid tight concrete & fuel dispensers replaced to main forecourt & HGV.
RECOMMENDATION:	☐ Advice ☐ Modification ☒ More Information ☐ Objection ☐ No Objection ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A

Summary

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been consulted on proposals for demolition of existing sales and plant room and erection of new sales building, plant room and associated works. Additional parking spaces are also proposed to the front of the new sales building.

Content

No changes to the existing vehicular access points from the A259 and from Worthing Road (B2187) are proposed and no additional changes to the forecourt layout or petrol pumps are proposed. The new layout will not affect the existing HGV forecourt accessed via the A259. Whilst there are slight modifications to the HGV route through and out of the site, the plans demonstrate the workability of this and also indicate a delivery bay to the south of the building, clear of the public parking area.

The new sales building will be enlarged with a retail area of 160 sqm. Under WSCC Supplementary Planning Guidance (adopted Nov 2003) a food retail use could see a maximum demand for 1 car parking space per 14 sqm. On this basis 11 spaces could be provided total. Nevertheless the LHA are mindful of the drop-in nature of the retail element and that the majority of customers will be purchasing fuel also. Furthermore the proposals seek to formalise some amount of car parking, including a disabled marked bay, air/water bay and vacuum bay. This is an improvement over the existing situation where no formalised car parking appears to be in place. Nevertheless there does not appear to be any allocated staff parking spaces, where will staff parking take place – will the new bays be utilised for this?

I note some internally illuminated signage is proposed on the new building, some of which may be visible from the public highway. Provisionally, there would be no highway objection to these signs, providing they do not exceed 800 cd/m². The applicant should confirm the size and luminance level of these.

Considering the nearby cycle lane and ability to reach the site by sustainable modes of transport, the LHA advise that secure cycle parking be provided for staff/ customers who may live nearby and wish to utilise the shop.

Conclusion

The slight increase in floor area of the sales building is not anticipated to result in increased vehicular trips considering the type of use as a petrol station and the drop in custom that would be anticipated as a result of this. The proposals are therefore in line with paragraph 109 of the National Planning Policy Framework in that a 'severe' impact on the operation of the Highway network is not anticipated and there are no transport grounds to resist the proposal. Whilst there is no objection in principle the applicant should clarify the following points:

- Will any dedicated staff parking be provided?
- What is the luminance and size of proposed signs?
- Will bicycle parking be included?

Katie Kurek
West Sussex County Council – Planning Services