

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	9 March 2021
LOCATION:	Riverside Industrial Estate Bridge Road Littlehampton BN17 5DF
SUBJECT:	LU/42/21/PL Erection of 1 No. industrial unit (Use Class B2/B8), associated parking & landscaping. This site is in CIL Zone 4 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

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

Summary and Context

The proposals will be accessed via a service road onto the B2187 (Bridge Road). The service road serves a number of industrial and commercial outlets. The road is subject to a 60 mph speed limit. The proposed development is for Erection of 1 No. industrial unit (Use Class B2/B8), associated parking & landscaping. The total floor area for the new development is 578 sqm. The proposals are supported by way of a Transport Statement (TS).

Access and Visibility

Riverside Industrial Estate does have an existing vehicular access via Bridge Road, no modifications are proposed to the existing access arrangements. The access is considered to be of sufficient geometry to accommodate the anticipated level of vehicular activity. Sightlines along Bridge Road from the existing point are considered acceptable.

A review of the access onto Bridge Road indicates that, there have been no recorded accidents within the last 3 years and that there is no evidence to suggest that the access and local highway network are operating unsafely.

Capacity

No data has been provided showing any comparison of trip generation within the TA. The LHA have run our own assessment based on the proposed uses and consider that there will be no material increase in traffic movements over the existing permitted use. From a capacity perspective we are satisfied the proposal will not have a severe residual impact.

Parking

The proposed parking is considered acceptable. The LHA are not aware of that the previous use resulted in excess parking onto Bridge Road; it is considered unlikely that there would be an increase in on-street parking as a result of this proposal.

Sustainability

The submitted design and access statement does suggest that persons using the site could arrive on foot, cycle, bus, train or by car. Terminus Road does have footway links that lead to the town centre and Littlehampton train station is approximately 1.3 km walking distance of the site. Realistically given the type of use, the majority of visits would be via the car. However as previously stated the proposal is not anticipated to result in a material increase in traffic movements over the permitted and historic uses.

Conclusion

The LHA does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 109), and that there are no transport grounds to resist the proposal.

Any approval of planning consent would be subject to the following condition:

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Jamie Brown
West Sussex County Council – Planning Services