

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:
FROM:	WSCC - Highways Authority
DATE:	16 April 2020
LOCATION:	Riverside Industrial Estate, Block T Bridge Road Littlehampton BN17 5DF
SUBJECT:	LU/50/20/PL 4 No. Industrial Buildings (B1, B2 & B8 uses).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a / £ See below for breakdown.

WSCC as the county highway authority has been consulted on the above planning application. Plans and details have been submitted and no objection is raised, subject to any conditions attached.

The proposal to create 4 small industrial units creating a combined total of 480sqm for B2 use has been considered. The site is currently used for storage for a civil engineering company, and the site access is already being used.

Given the small scale of this proposal the net increase in trips to and from the site is likely to be immaterial in planning terms. Car parking for the use has been provided, and offers 12 spaces, 2 of which are for disabled use, which is in line with Manual for streets guidance of at least 5%. WSCC guidance on parking at new developments 2019 has been consulted and a B2 use class commands 1 space for every 40sqm which equates to 12 spaces. The only parking not allocated is staff parking.

WSCC would recommend the applicant should try to accommodate all its parking needs within the site, as the additional requirement is just two more spaces. Tandem spaces for staff could work in this scenario. Of course if this cannot be provided then it is acceptable for two spaces to find a parking space within the industrial estate roads.

The site is in a sustainable location, close to rail and bus transport. The applicant has also provided cycle storage which should be covered and secure.

In summary whilst the number of trips to the site may see an increase due to the change from open storage to B2 general industrial use, this is considered to be low. WSCC as the county highway authority raise no objection to the above proposal as it would not create any material highway safety or capacity issues.

Debbie Farrell
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.

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.