

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amy Myer
FROM:	WSCC - Highways Authority
DATE:	12 October 2021
LOCATION:	Crossbush Service Station Lyminster Road Lyminster BN17 7QQ
SUBJECT:	LY/15/21/PL Erection of a drive-thru coffee shop (Use Class E) with associated infrastructure. This application is in CIL Zone 3 (zero rated) as other development. This application is a Departure from the Development Plan.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on full planning application LY/15/21/PL, with regards to any highway safety or capacity concerns.

Proposal

The proposal is for a 30sqm coffee shop drive-thru kiosk with no customer or direct non-staff pedestrian access. This kiosk will be supplementary to already existing services and facilities. The application site is situated within Crossbush Service Station and is currently occupied by scrub woodland. The wider Crossbush Service Station includes a petrol station, a hotel and McDonalds drive-thru.

Access Arrangements

No alterations to the access arrangements with the public highway are proposed. The site is accessed from A284 Lyminster Road, via a priority one-way access and egress arrangement. A new drive-thru loop will be created from the existing Crossbush Services Access Loop for customers accessing the kiosk. There will be no provision for seating and no customer access to the kiosk excepting by vehicle. A waiting bay will be provided on the eastern side of the kiosk and a new delivery bay on the western side, accessible from the existing access loop. This will be reserved for delivery vehicles needing to access the kiosk and suitable for standard delivery vehicles.

Swept path analysis carried out for the new drive-thru loop, waiting bay, and proposed delivery bay using a large car and a rigid truck demonstrates that the proposals are fit for purpose. Visibility splays are acceptable for vehicle speeds being low and generally not in excess of 10mph.

Personal Injury Accident (PIA) Data

WSCC's online record for road traffic collisions have been interrogated. This reveals there has been a single incident of 'slight' injury category at the Crossbush roundabout due to driver's mistake but none at the site access frontage, which indicates the site access has been operating in a safe manner in its present form.

Servicing

Delivery movements are expected to occur well in advance of the AM peak at around 05:30 – 06:30 or during the inter-peak period, with a maximum of four deliveries per day with average loading time no more than 20 minutes. Refuse collection in the worst case might be undertaken every day.

Sustainability

Although the continuous footway along the western border of A284 / A27 provides access to bus stops near Beefeater, the LHA acknowledges the limited pedestrian access to the site due to the nature of the drive-thru facilities outside of any settlement and adjacent to the strategic highway.

Trip Generation and Highway Capacity

The proposed coffee shop is ancillary to already existing services and is not expected to generate trips on its own right. Also, the operation of the coffee shop likely requires five full time employees or equivalent, with hours of operation likely between 05:30 – 22:00 daily. Robust trip assessment carried out within the Transport Statement has been reviewed and from a capacity perspective the LHA are satisfied that these trips are not detrimental to the operation of the local highway.

Parking

There is no information provided with regards to provision of vehicle / cycle parking for employees. The Local Planning Authority (LPA) should clarify the same with the applicant.

Conclusions

LHA does not consider that this proposal would have any capacity issues and therefore there will be no impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109). Hence, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) mind to approve the application, the following conditions should be applied:

CONDITIONS

Vehicle Parking (details required)

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

Reason: To provide adequate on-site vehicle parking for the use.

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. The approved Plan shall be implemented and adhered to throughout the construction period. The Plan shall provide the following details as a minimum:

- 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.

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West Sussex County Council – Planning Services