Executive Summary
Arun District Council have consulted West Sussex County Council on a planning application to redevelop the former Lec Site with a Sainsbury’s store with petrol filling station and a planning application for external alterations to the retained Widdowson building and erection of a Class B1 business unit.

Highway consultants working for Sainsbury’s have designed an access solution with a signalised junction onto Shripney Road comprising a right turn lane from the northbound carriageway and a left in / left out junction on the southbound carriageway. A controlled signalised pedestrian / cycle crossing across Shripney Road is proposed to the south of the new junction.

Alternative access solutions have been considered by Sainsbury’s but have road safety implications. The signalised access arrangements are acceptable to the County’s traffic signal engineers, the County’s road safety auditor and would be the subject of a legal agreement to cover the detailed design and construction works on the public highway.

Developer contributions would be secured towards local transport infrastructure and services improving accessibility to the Sainsbury’s store by non car modes of travel.

The transport aspects of the development have been assessed against local transport policies, transport assessment guidance, traffic signal design and capacity standards, road safety audit procedures, access road design criteria, car parking standards and planning obligations. Officers will be responding to Arun District Council indicating that subject to a Section 106 agreement and appropriate conditions there are no highway and transport reasons to recommend refusal.

1. Background
The site consists of vacant industrial land and buildings, formerly home to the LEC Refrigeration Company, a long established local company which closed in 2004.

The redevelopment proposals involve the demolition of the existing buildings, the construction of a Sainsbury’s food store together with a petrol filling station on the southern part of the site and retention of the Widdowson building, construction of a Class B1 building and relocation of the car sales area on the northern part of the site.
2. **Discussion**

Traffic safety is a key factor particularly with regard to the vehicular access onto the A29, Shripney Road and the ability for pedestrians and cyclists to cross the dual carriageway safely.

The applications have been the subject of significant discussions between officers and Sainsbury’s and their consultants. An Access Options report, Transport Assessment and Travel Plan have been produced to support the proposals.

The site is close to nearby facilities, local bus routes and Bognor Regis town centre.

The signalised access arrangements for the Sainsbury’s store have been designed to work with the proposed Tesco traffic signals to maintain traffic flows and keep disruption on the A29 to a minimum, while promoting sustainable access and safety of vulnerable road users.

Sainsbury’s have agreed to enter into a lorry routing agreement to ensure that lorries use the A road network to avoid rat running in Orchard Way.

3. **Proposals**

**Planning Application numbers BE/122/08 and BE/121/08**

Having assessed the applications, officers will be responding to Arun District Council indicating that in terms of highway and transport issues there are no reasons to refuse the applications.

4. **Consultation**

The planning applications have been the subject of public consultation since December 2008 and interested parties can make representations to Arun District Council if they have concerns about the development proposal.

5. **Resources Implications and Value for Money**

The proposals will be provided and funded by the developers, at no cost to the County Council. The developers will fund all costs associated with the signal junction design and implementation, legal processes and inspection of the works. Following the completion of a 12 month maintenance period the County Council will be responsible for the maintenance of the highway infrastructure through its maintenance budget. However the developers will be required to make a commuted sum payment to fund the maintenance of the signalised junction and signal controlled crossing facility.

In addition, a Section 106 contribution will be made to support highway and transport improvements in the area.

6. **Risk Management Implications**

Alternative junction solutions have been investigated but these have raised safety concerns. However, Sainsbury’s have put forward the proposed signalised junction which meets highway design standards and accords with the County’s Road Safety Audit policy.
7. **Customer Focus Appraisal**  
A Customer Focus Appraisal is not required for this item.

8. **Crime and Disorder Act Implications**  
There are no identifiable Crime and Disorder Act Implications.

9. **Human Rights Act Implications**  
Not applicable

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**Background Papers**  
Planning Application No: BE/122/08  
Planning Application No: BE/121/08  
Development Brief

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