

**Ronnie McGregor**

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**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 27 March 2019 09:52  
**To:** Planning Scanning  
**Subject:** FW: Response To Application Number BE/30/19/PL at Babsham Business Centre  
Babsham Lane Bersted PO21 5EL  
**Attachments:** Response\_BE-30-19-PL.pdf

-----Original Message-----

**From:** [REDACTED]  
**Sent:** 26 March 2019 15:46  
**To:** Planning.Responses  
**Subject:** Response To Application Number BE/30/19/PL at Babsham Business Centre Babsham Lane Bersted PO21 5EL

Please could the attached response be distributed to the relevant case officer.

Regards

Nicola Fry

If you wish to reply to this email, please contact the officer directly.

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                                 |                                                                                                                                |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                      | Arun District Council<br>FAO: Simon Davis                                                                                      |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                                                      |
| <b>DATE:</b>                    | 26 March 2019                                                                                                                  |
| <b>LOCATION:</b>                | Babsham Business Centre Babsham Lane Bersted<br>PO21 5EL                                                                       |
| <b>SUBJECT:</b>                 | BE/30/19/PL<br>Retention of secure containers, welfare facilities & secure fencing together with associated landscaping works. |
| <b>DATE OF SITE VISIT:</b>      | N/A                                                                                                                            |
| <b>RECOMMENDATION:</b>          | Advice                                                                                                                         |
| <b>S106 CONTRIBUTION TOTAL:</b> | N/A                                                                                                                            |

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Planning Services should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

This proposal is for the retention of secure containers, welfare facilities and secure fencing at Babsham Business Centre. The site is located off of Babsham Road, an un-classified road subject to a speed limit of 30mph.

This application proposes no alterations to the existing access arrangements onto Babsham Lane. The site currently operates a storage (B8) use and the retention of storage containers is not anticipated to result in a material increase in vehicle movements to or from the site over the potential of the existing storage use of the site. In addition, Babsham Lane also currently serves the existing business centre and a number of dwellings. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site as result of the road layout, or involving any HGVs entering or exiting the site. Therefore there is no evidence to suggest that the existing access is operating unsafely or that this proposal would exacerbate an existing safety concern.

The location of the storage containers and welfare facilities within the site still provides sufficient space for vehicles to turn on site and exit onto the public highway in a forward gear.

The applicant has indicated that no additional staff will be employed on site as result of this application, however one existing staff member will be on site occasionally for delivery and/or collection of skips. The proposed welfare facilities are not anticipated to result in any material intensification of use of the site.

The proposed fencing is sited within private land and does not encroach on any highway boundary and does not obstruct vehicular visibility.

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

**Nicola Fry**  
**West Sussex County Council – Planning Services**