

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	10 April 2019
LOCATION:	Babsham Business Centre Babsham Lane Bersted PO21 5EL
SUBJECT:	BE/30/19/PL Retention of secure containers, welfare facilities & secure fencing together with associated landscaping works. More information.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	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.

The LHA has been re-consulted on this application following additional information provided by the applicant in response to the LHA's request for further information.

The applicant has clarified that the 'short term lorry parking' will not involve any overnight lorry parking or formal lorry parking arrangement beyond the loading and unloading of skips and completion of associated documentation. This use is currently operating on site and no increase in these existing movements are proposed as result of the erection of the proposed welfare facilities, storage containers and fencing. The applicant has confirmed that one staff member will be present on site to facilitate delivery/collection of skips and carry out skip repairs when necessary and one associated vehicle will be parked on site during this period. Movements associated with a single staff member entering and exiting the site are not anticipated to result in any material intensification of use of the site.

As previously stated in the LHA's first response, 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.

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