

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                      | Arun District Council<br>FAO: Maria Tomolova                                                                                                                                                   |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                                                                                                                      |
| <b>DATE:</b>                    | 6 September 2019                                                                                                                                                                               |
| <b>LOCATION:</b>                | Babsham Business Centre, Babsham Lane, Bersted,<br>PO21 5EL                                                                                                                                    |
| <b>SUBJECT:</b>                 | BE/89/19/PL<br><br>The change of use of land for the storage of building materials, equipment & plant & for the parking of 2no. articulated vehicles together with part boundary screen fence. |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                                                            |
| <b>RECOMMENDATION:</b>          | More Information                                                                                                                                                                               |
| <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 retrospective application is for the change of use of land from agricultural use to use as storage of building materials, equipment and plant, and for the parking of 2 articulated vehicles, and erection of boundary screen fence.

The application form states that the use of the site for storage of building materials, equipment and plant and parking of 2 articulated vehicles has been operating at this site since 2010.

The LHA do not raise any highway safety concerns in principle to the proposed change of use, but requests additional information pertaining to the proposed security gates, as set out below.

No alterations to the existing site access from Babsham Lane are proposed. The site has been operating the proposed B8 use since 2010, utilising the site for the storage of building and paving materials, equipment and plant. The site is also used for the short term storage of waste materials before being removed from the site in skips, and for the parking of two articulated lorries and trailers. Lorries are stored unoccupied between deliveries. The applicant should be aware that a Vehicle Operating Licence (VOL) may be required for the storage of these vehicles on the site.

This proposal seeks the retention of three existing storage containers on the site. It is unclear how long these containers have been present on site, however, the three storage containers provide a covered storage area that would likely otherwise have been used as open air storage since 2010. The regularisation of the B8 use of this site is not anticipated to result in a material increase in vehicle movements to or from the site, which has been operating since 2010.

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 proposed 2.4m fencing is sited within private land and does not encroach on any highway boundary and does not obstruct vehicular visibility. No employees will be directly employed at the site. The proposed plan indicates that a designated parking area for two articulated lorries will be provided on site. There appears to be sufficient space within the proposed lorry parking area for two articulated vehicles to be accommodated.

The applicant has referenced that gates will be erected on the access track to improve security. No details of the proposed gates have been provided. The applicant is requested to demonstrate the location of the proposed gates on the plan, including details of how and when these will be in operation, and any necessary measures that will be taken to avoid vehicle conflict and queuing on the public highway.

The applicant has not demonstrated how articulated vehicles are currently turning on site. The applicant is requested to provide details of this, and if necessary, should demonstrate with swept path analysis that the proposed positioning of the gates will not impact upon the ability for articulated vehicles to turn on site.

#### Conclusion

As above, the LHA does not raise any overriding highway safety concerns to the principle of the retrospective change of use of the site. However additional information is required from the applicant in relation to the proposed new security gates as set out above, and details of how this would impact upon articulated lorries turning on site, if necessary.

Please request this additional information and re-consult.

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