

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	20 April 2020
LOCATION:	Babsham Business Centre, Babsham Lane, Bersted PO21 5EL
SUBJECT:	BE/89/19/PL The change of use of land for the storage of building materials, equipment & plant & for the parking of fixed body vehicles together with part boundary screen fence. Amended drawings received.
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 provides additional comments on this application following clarification from the LPA in regards to the description and proposed use of the site. The description has been amended above as appropriate.

The LHA was originally concerned that, whilst the site has been operating storage of HGVs since 2010 without any evidence of highway safety concern, the proposed gate (originally not demonstrated on the plans) would potentially obstruct the ability for HGVs to manoeuvre to and from the site, and as such HGVs would not be able to access the parking area or turn on site. This could then potentially have resulted in HGVs being required to reverse onto the publicly maintained highway and cycle route. Following submission of the revised plan indicating that the proposed gate location is not obstructing the parking area and clarification that the parking area will not serve HGVs and HGVs will not be stored on the site, I would not anticipate that the LHA could substantiate an objection to the application on this basis.

The proposed parking area demonstrated on the revised site plan is intended to provide parking for approximately 8 fixed body vehicles. Whilst the ability for these vehicles to turn on site may be reduced if the parking area is full, it is anticipated that vehicles will be able to turn within the private access way and exit onto the public highway in a forward gear. As such the LHA would not anticipate a highway safety concern in regards to this proposal.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts 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.

If the LPA are minded to approve the application, a standard condition securing vehicle parking would be advised.

Nicola Fry
West Sussex County Council – Planning Services