

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	WSCC - Highways Authority
DATE:	6 November 2019
LOCATION:	Land adjacent to 6 Beeding Close, Bognor Regis, PO22 9TS
SUBJECT:	BE/93/19/PL Construction of a steel frame storage building.
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.

This retrospective application is for the construction of a steel framed storage building, The site is located on an industrial estate off of Beeding Close, an un-classified no-through road subject to a speed limit of 30mph.

No alterations to the existing access or on-site parking arrangements are proposed. The site currently operates as an open storage area, as such, the enclosed storage area is not anticipated to result in a material intensification of use of the site. In addition, the storage building is proposed for use by the existing tenants operating out of the site and will reduce the requirement for vehicle movements associated with having to use off-site storage.

Furthermore, 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. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the addition of a storage building would exacerbate an existing safety concern.

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.

Nicola Fry
West Sussex County Council – Planning Services