

Ronnie McGregor

From: Amanda Scholes on behalf of Planning.Responses
Sent: 31 July 2017 08:56
To: Planning Scanning
Subject: FW: CM-20-17
Attachments: image001.emz; image002.emz; image003.emz; image006.emz; image008.emz; image010.emz

From: Jamie Brown [mailto:jamie.brown@westsussex.gov.uk]
Sent: 28 July 2017 15:49
To: Planning.Responses
Subject: CM-20-17

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 24/07/2017

FROM: Jamie Brown
TO: Arun District Council
FAO: Anita Gardner

SUBJECT: CM/20/17/PL-Change of use from storage (B8 Storage & Distribution) to industrial use (B2 General Industry) for manufacturing, storage & distribution of concrete products. This application is a Departure from the Development Plan.

Unit H21, Rudford Industrial Estate, Ford Road, Littlehampton, BN17 5QX

RECOMMENDATION:

☐	☐	☐
☐ ☒ ☐	☐	☐
Advice	Modification	More
Information		
Objection	No Objection	Refusal

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary and Context

The proposals will be accessed from Ford Road a "C" class road which connects to the Rudford Industrial Estate, the road serves a number of industrial and commercial outlets. Ford Road is subject to a 40 mph speed limit. The proposed development is for the change of use of the existing building and a change of use under class B2 for the distribution of concrete products. It should be noted that the site does have a historic B8 use prior to the current use.

Access and Visibility

The site does have an existing vehicular access onto Ford Road, no modifications are proposed to the existing access arrangements. The access is considered to be of sufficient geometry to accommodate the anticipated level of vehicular activity. Sightlines along Ford Road from the existing point of access are considered acceptable.

The access has an existing use which has served the industrial estate for some time. A review of the access onto Ford Road indicates that, there have been no recorded accidents within the last 3 years and that there is no evidence to suggest that the access and local highway network are operating unsafely.

Capacity

Given the scale of the proposal and the existing permitted use a Trip Rate Information Computer System (TRICS) assessment and Travel Plan are not required. The LHA have run our own assessment based on the proposed (B2) and existing uses (B8) and consider that there will be no material increase in traffic movements over the existing use class B8. In addition there are no known capacity and congestion issues within the immediate vicinity of the site. From a capacity perspective we are satisfied the proposal will not have a severe residual impact.

Parking

The proposed parking shown is considered acceptable for the proposed uses and in accordance with requirements. The LHA are not aware of that the previous use resulted in excess parking onto Ford Road; it is considered unlikely that there would be an increase in on-street parking as a result of this proposal.

Sustainability

Ford Road does have footway links to the east of the site access although there no particular retail or sustainable transport facilities easily reached from the existing links or directly any crossing points. Realistically given the type of use, the majority of visits would be via vehicles either cars, vans or larger vehicles. However as previously stated the proposal is not anticipated to result in a material increase in traffic movements over the permitted and historic uses.

Conclusion

The LHA does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 32), and that there are no transport grounds to resist the proposal.

Any approval of planning consent would be subject to the following condition:

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Jamie Brown
Planning Services

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