

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	7 June 2022
LOCATION:	Former disused car park Rudford Industrial Estate Ford Road Clymping BN18 0BF
SUBJECT:	CM/25/22/PL Change of use of former disused car park area for the stationing of 40 No. storage containers available for rent.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above full planning application with regards to any highway safety or capacity concerns. The application is supported by way of a Transport Statement (TS).

The application site is a disused car park located within the northeast sector of Rudford Industrial Estate, Clymping BN1 0BF. The development proposals are for the change of use of the disused car park to stationing of 40 nos. storage containers available for rent.

The site is accessed from Church Lane via a private road. The existing access which is in the form of a simple priority bellmouth will be retained for proposed uses. The access is suitable to accommodate large vehicles with a turning head provided to facilitate turning of the vehicles within the site and exiting in forward gear, as shown within the TS. An inspection of data supplied to WSCC by Sussex Police over a period of last five years reveals that there has been no incident reported near to the site access, which indicates the site access has been operating in a safe manner in its present form.

The industry standard TRICS database has been interrogated and a trip generation exercise has been carried out within the TS. It is estimated that a total of 28 nos. vehicles access the site per day and among them 2 nos. trips are undertaken during the morning peak hour and 2 nos. trips are undertaken during the evening peak hour. This level of trip generation is not expected to give rise to capacity issues on the local highway network.

In accordance with WSCC Parking Standards a total of 6 nos. car parking spaces are required for an area of 595sqm, at 1 space per 100sqm. However, the proposal is for the provision of 2 nos. parking spaces within the site. The LHA acknowledge the characteristics of self-storage use, whereby visits

to the site are anticipated to be short or infrequent. Therefore, given the small scale of the proposals, the LHA are satisfied with the proposed provision of on-site vehicle parking.

The Local Highway Authority (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 (NPPF), paragraphs 110 -113, as revised 20th July 2021. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) mind to approve the application, the following condition should be applied:

CONDITION

Vehicle Parking

No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

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West Sussex County Council – Planning Services