

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	Highways, WSCC
DATE:	9 th January 2019
LOCATION:	Land Adj Unit H21, Rudford Industrial Estate, Ford Road, Ford, Arundel, BN18 0BD
SUBJECT:	CM/39/18/PL Change of use of land to open storage (B8 Storage or Distribution).
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been consulted on proposals for formalisation of change of use of land to open storage (B8). The parcel of land is accessed via the private road serving Rudford Industrial Estate. This joins with Ford Road to the east (C classified local distributor road subject to a 40 mph speed restriction in this location). An inspection of local mapping shows that the access road outlined red on the plans is egress only. Nevertheless, from an inspection of local and WSCC mapping there is no apparent visibility issue on to the public highway from either access point serving Rudford Industrial Estate.

The site is part of the curtilage of the adjacent industrial estate and therefore has an established commercial/ industrial use. The fenced land will be maintained to securely store cardboard prior to recycling. The site would be accessed via gates to the northern boundary via the existing service road. Trip generation would primarily come from within the site where materials would be processed and thus a capacity concern is not anticipated in traffic terms.

No parking exists within the site which will be wholly open storage use. Staff parking will take place on adjacent estate roads as per existing scenario. It is not clear whether the vehicular access to the site exists though from an inspection of local mapping access would be through a car parking layby. No detrimental impact on the nearby *publically maintained* road network is anticipated as a result and vehicle speeds along the private service road are anticipated to be low. Any new access point onto the road should gain the permission of the proprietor of the private service road.

Whilst vehicle access into the site has not been demonstrated via swept path tracking the LHA considers there is sufficient space within the access and site for vehicles to turn and vehicles would continue to exit to Ford Road in a forward gear.

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 (paragraph 109), and that there are no transport grounds to resist the proposal.

Katie Kurek
West Sussex County Council – Planning Services