

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council Mrs A Gardner
FROM:	Debbie Farrell County Highways - WSCC
DATE:	20 March 2018
SUBJECT:	CM/5/18/PD Prior approval for the proposed change of use of agricultural building to B8 Storage or Distribution. Church Farm, Church Lane, Climping, BN17 5RB
DATE OF SITE VISIT:	
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	

The application is a Prior Notification for a Commercials Development Application.

Church Lane is a classified road subject to a speed restriction 40mph at the site access, a C class district distributor linking the A27 to the north with the A259 to the south.

The site access is located approximately 350m north of the roundabout junction with A259. The site itself is accessed via a private drive through what appears to be farmland. There are a number of other buildings within the site all of which it is assumed have or had agricultural uses. There is an additional access to the site from Church Lane which is located opposite Horsemere Green Lane – this access is very narrow and should not be used for the proposed use.

Traffic Generation

No traffic figures on the existing use and on the proposed use have been provided. Therefore, and in part due to the existing agricultural use and seasonal nature of the industry, it is assumed there will be an intensification in use of the access. In addition, there is a significant difference between the level of traffic generated by; commercial, self storage and parcel distribution centres – all of which fall within the B8 Storage and Distribution category, therefore a worst case scenario has to be considered.

Access

The existing access has clearly been designed for farm/large vehicle and is of sufficient width for a large vehicle to access from the south. However, given the angle of the access, larger vehicles may have difficulties accessing and exiting the site when approaching from the north. This issue may not have been problematic for low levels of traffic, for articulated farm vehicles or for vehicles approaching from the south, however it is a concern due to possible intensification in use in relation to the proposed change of use. **A plan showing the swept path for a large HGV entering and exiting the site access is required.**

Visibility

Visibility to the south is good exceeding 120m however visibility to the north is somewhat restricted by overgrown hedging. It would appear that a visibility splay has been provided in the past, however a commitment from the applicant to maintain the splay is required. 2.4m x 120m is required in both directions.

Parking

No parking spaces have been shown on the plans. In accordance with WSCC parking standards a total of 15 car parking and 2 lorry parking spaces are required for 500sqm of B8 Storage and Distribution use.

Please provide clarification of the above details and condition as follows:

Visibility

No part of the development shall be first occupied until visibility splays of 2.4 metres by 120 metres have been provided at the proposed site vehicular access onto Church Lane in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Means of Access

Means of vehicular access to the site shall be from the southern access point only.

Reason: In the interests of road safety.

Car parking space (details required)

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Wheel Washing

No development shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details provided by the Local Planning Authority and such facility shall be retained in working order and throughout the period of work on site to ensure the vehicles do not carry mud and earth on to the public highway, which may cause a hazard to other road users.

Reason: In the interests of road safety.

**Debbie Farrell
Planner**