

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hebe Smith
FROM:	Highways, WSCC
DATE:	04/06/2026
LOCATION:	Caravan Storage Land, Church Farm Barn, Horsemere Green Lane, Climping, BN17 5QX
SUBJECT:	CM/6/26/PL Change of use of land for Class B8 (storage) for caravans as an extension to an existing storage site in conjunction with a revision to the site layout approved CM/14/22/PL. This application may affect the setting of listed buildings and a Public Right of Way and is in CIL Zone 4 (Zero Rated) as other development.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

Summary and Context

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed change of use of land for Class B8 storage of caravans as an extension to existing storage site and revision to the site layout approved under CM/14/22/PL.

For context, the LHA was a consultee for application CM/14/22/PL, raising no highway safety or capacity concerns. The current proposals appear to be retrospective, with the Application Form stating works were completed on 29/09/2023. This application is supported by a Transport Statement prepared by GTA Civils & Transport, which the LHA has reviewed alongside the submitted plans and application documents.

Content

Application CM/14/22/PL approved 47 caravan storage spaces at this site, and the current proposals seek permission for an additional 41 caravan storage spaces, taking the total capacity up to 88 spaces.

The site is served by an existing vehicle access point on Horsemere Green Lane, an unclassified road subject to a speed restriction of 30 mph. A review of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions within the vicinity of the site access, and no collisions attributed to road layout at the existing junctions with Church Lane or Yapton Road. As such, there is no evidence to suggest the existing access or nearby connecting highway junctions have been operating unsafely, or that the proposals would exacerbate an existing safety concern.

Supporting trip generation data has been supplied in the Transport Statement, utilising data from a similar, but larger, site in Steyning. Given the seasonal nature of caravan storage, I am minded to accept the use of such data to be applied to the application site. When applied to the current proposals, the proposed use would be expected to generate approximately two additional arrivals per month, or three arrivals per month during peak months.

Consequently, the proposals are not anticipated to give rise to a significant material increase in movements on the local highway network.

In terms of site layout, on-site turning within the site appears achievable. Provision for four car parking spaces is proposed, and this would be considered a suitable amount for the proposed use.

Conclusion

In summary, 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 116), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services

PL- Consultation- WSCC Highways response



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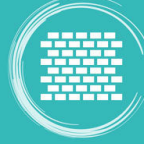
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Regards

Kyran Schneider

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