

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council Ross Leal
FROM:	Debbie Farrell WSCC County Highways
DATE:	14/3/18
SUBJECT:	FG/33/18/PL Demolition of polytunnels, use of land for Class B8 container self-storage & the siting of 42 No. single-stacked storage containers, an office/toilet portacabin, new fencing, gates, CCTV, lighting & alterations to the entrance. Land at former McIntyre Nursery, Littlehampton Road, Ferring, BN12 6PG
DATE OF SITE VISIT:	
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☒ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	TBC

Historically the site and its immediate surroundings was use for horticulture - McIntyre Nursery - which is now subdivided into several non-agricultural commercial uses.

The whole site is now mixed use comprising of: storage of motor vehicles, temporary office building, scaffolders yard, firewood yard. The development proposal relate to an area to the north of the site which currently contains polytunnels used for the storage of motor vehicles. A long private access roads serves the entire site which is accessed from the public highway via the northern carriageway of the A259 Littlehampton Road.

The proposal is to demolish the polytunnels and install 42 single stacked storage containers, office, fencing gates, CCTV, lightings and alterations to the entrance. These will be self-storage containers for householders, small business etc. which can be accessed by the customer directly. A total of 4 car parking, including 1 oversized, parking space will be provided.

Access on to the Public Highway - The existing access is of bellmouth construction of sufficient width and with good visibility to the west (approaching traffic, dual carriageway).

The proposal is unlikely to generate a significant level of traffic to have a detrimental impact on the A259 Littlehampton Road, and therefore the Highway Authority would not wish to raise an objection to the proposal provided the containers can be safely delivered and removed. See below.

No information has been provided on how the containers will be delivered/removed from the site ie on what sort of vehicle. It is advised that

the applicant consider this to ensure there is sufficient room for large vehicles to turn into the site (from the public highway) and exit safely without impacting on the public highway. Can the applicant please provide details of how the containers will be delivered and a plan showing swept paths of the delivery vehicle manoeuvring into and out of the access with the A259. Consideration of how a large vehicle will manoeuvre within the site in order to re-enter the site in a forward gear is also required.

Please re-consult

**Debbie Farrell
Planner**