

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**



PHOTO 1



PHOTO 2

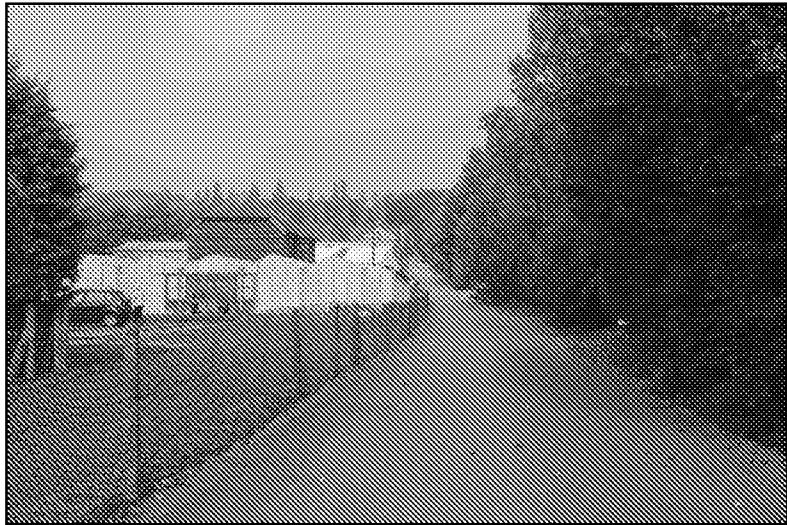
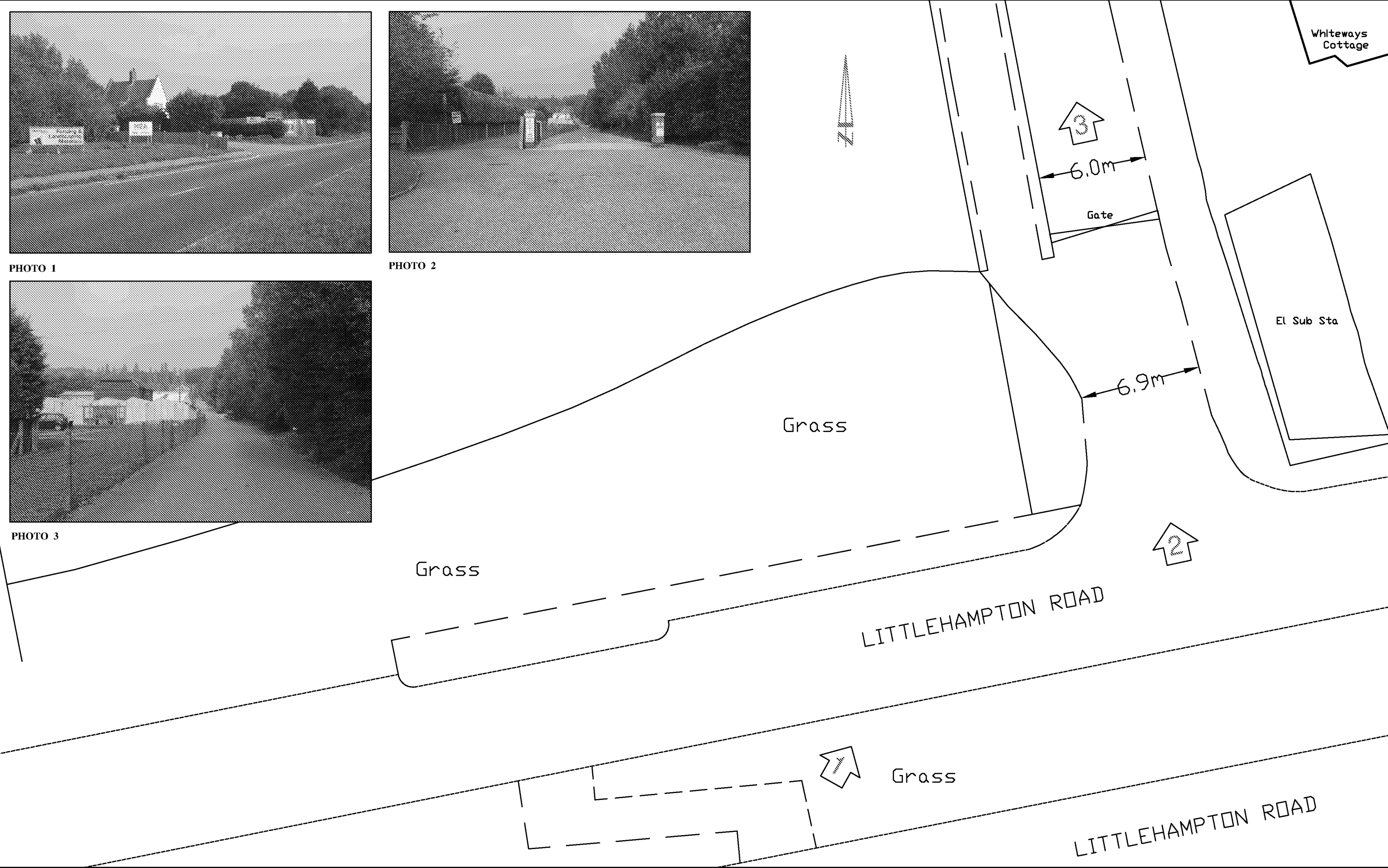


PHOTO 3



NOTES 1) THIS DRAWING IS COPYRIGHT 2) FITTINGS ARE INDICATIVE 3) LINES OF DRAINAGE AND JUNCTION LINES ASSUMED	02M4M8M 1:200	REVISIONS	JOHN COLLINS ASSOCIATES CHARTERED SURVEYORS • TOWN PLANNERS jca 127 BEULAH ROAD THORNTON HEATH SURREY CR7 8JJ T: 020 8771 3721 E: mail@jcasurveyors.co.uk	CLIENT Standby Self Storage	DATE MAR 2018	SIZE A3	TITLE HIGHWAY PLAN - A259 ACCESS	
				PROJECT Land at McIntyre Nursery Littlehampton Road Ferring West Sussex BN12 6PG	STATUS OUTLINE	DWG NO 5285-6		REV
					SCALES 1 : 200			

Your Ref: FG/33/18/PL
Date: 19th March 2018

Ross Leal, DipTP, MRPTI
Senior Planning Officer
Development Management
Directorate of Place
Arun District Council

Ross.Leal@arun.gov.uk

Dear Mr Leal

**Re: Land at the former McIntyre Nursery, Littlehampton Road, West Sussex BN12 6PG
Demolition of polytunnels, use of land for Class B8 container self-storage and the
siting of 42 single-stacked storage containers, an office/toilet portacabin, new fencing,
gates, CCTV, lighting and alterations to the entrance.**

I note from the online Planning Register that the County Highway Authority have responded on the 14th March to the statutory consultation with a request for further information. Specifically, clarification of how the containers would be delivered and removed from the development site.

The applicant proposes to deliver (and eventually remove) the containers using a 7.5 ton flat-bed rigid lorry. This small lorry has a 20' loadspace, sufficient to accommodate a standard 20' shipping container (6.06 x 2.11m). A small mobile crane would manoeuvre the container into the required position.

It is proposed to reconfigure the site entrance in order to improve access for a 7.5T flat-bed. The proposed site plan shows a 9m radius hammerhead entrance. The container delivery lorry would perform a reverse side turn into the site from the main access road and eventually exit the site in forward motion. The 9m radius turning circle and 6.11m width of the access road conform with, or exceed, standard highway geometry, rendering a swept path analysis superfluous. The new access point would also offer improved sight lines.

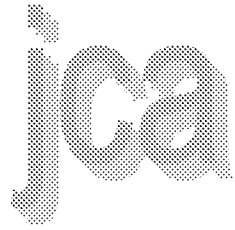
The existing road junction with the eastern carriageway of the A259 is outside the application site. However, a site visit (or 'walkthrough' on Google Maps) should demonstrate that the junction has excellent visibility and good geometry. To illustrate the point, I attach a Highway Plan with photographs. The Planning Inspector for the recent appeal considered the visibility at the junction was "good" (C12/2184306, para. 55). He found it already carried traffic from "heavy vehicles" (para. 16) and there was no objection to development from the CHA.

I note that the Ferring Conservation Group have referenced a more recent appeal (17/3181352) on land north of the development site in support of their objection dated 9th March. Whilst the two developments are both located on land designated as countryside, the proposals are akin to "comparing apples and oranges". This idiom is considered appropriate as the two developments cannot be directly compared. The quoted appeal site is an open agricultural field in unrestricted view from adjoining rural land. By contrast, the application site is located within an established commercial enclave in the countryside. It is surrounded on all sides by built form or developed land. It is additionally screened by mature trees from both the surrounding rural land and distant views from Highdown Hill. A more appropriate precedent is the 2016 appeal at Hangleton Nursery and, of course, the 2014 appeal on the development site (please see Planning Statement submitted with the application).

I do hope the above and attached drawing are sufficient for your purposes to conclude that the development is acceptable. In the event you require any further clarification, please let us know before finalising your report. Your confirmation to safe receipt of this email would be appreciated. Thank you.

Yours sincerely,

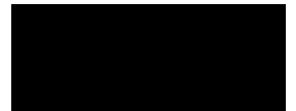
J V Barkham



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