

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 15/06/2010

**FROM: Local Development TO: Arun District Council
FAO: Mrs S Leeson**

SUBJECT: FG/59/10 Change of use of land from vineyard (sui generis) to the storage and wholesale supply of fencing and associated materials (B8)

Land north of McIntyres Nursery, Littlehampton Road, Ferring

CONSULTATION DATE: 24/05/2010

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☒
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution: N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

The proposal is for the change of use of a vineyard to the storage and wholesale supply of fencing with access onto the A259 Littlehampton Road via an existing access from an unadopted road, which is the route of Bridleway 2135. From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto the A259. The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access.

It is anticipated that the proposed business would not cause a material intensification of the existing access onto the A259. It is mentioned in the Planning Statement that an articulated lorry will visit the site and it is likely that it would have to take up a lot of the entrance width when entering the site. However, this would only be once every 4-6 weeks and visibility on exit to the west is good, therefore the lorry will be exiting into the full width of the dual carriageway when an appropriate gap in the traffic is available.

Safe & convenient public access is to be available at all times across the full width of the Public Right Of Way. The path is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals.

No plan has been provided to show the proposed parking area. The applicant should therefore submit a further plan.

**Lucy Seymour
Local Development**