

Breezie Allwright

From: Kathryn Welch
Sent: 07 October 2025 12:04
To: Planning.Responses
Subject: FW: LU/173/25/PL Arun Self Storage
Attachments: HGV tracking to access and within ASS compound.pdf; Land Drainage Consent.pdf; Land Drainage Consent dwg 6230-2003.pdf; Land Drainage Consent dwgs 6230-2001 & 6230-2002.pdf; Arun Self Storage - vehicle parking layout.pdf; Action Sheet v3 LY.docx

Sup plans and reconsult with WSCC Highways – 14 days only please.

Thanks,

Kathryn Welch
Senior Planning Officer, Planning Department

Please note: My working hours are currently split between Development Management and ADC Engineers, which may result in extended response times.

Development Management: Tuesdays and Thursdays

ADC Engineers: Mondays, Wednesdays, and Fridays

T: 01903 737789

E: kathryn.welch@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: Katie Sharp <[REDACTED]>
Sent: 07 October 2025 11:24
To: Kathryn Welch <[REDACTED]>
Subject: Re: LU/173/25/PL Arun Self Storage

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Good morning Kathryn,

Thank you for providing the Highways comments.

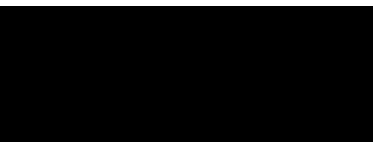
In response to the points raised by WSCC Highways, please note the following;

1. The site in its current form has been used for the past fifteen years as a storage depot for caravans (towed) and motorhomes. Until the recent flooding (April 2024) it has operated at its capacity for 174 vehicles ranging from 5m – 11m in length. The present mix comprises 33 x 11m, 111 x 7.4m and 30 x 5.6m. A typical caravan (7.4m) towed by a car would be circa 12m in overall length.
2. The facility is open 24/7, 365 days of the year. it is important to note that Littlehampton Marina, including this site, is manned 24/7, also.
3. Average daily movements in and out of the compound equate to 6 each way. Clearly this varies dependant on the time of year but would not be expected to be more than triple this figure (ie. 18 each way each day) during the late Spring and the Summer.
4. Vehicle bays are all marked out. I attach our illustrative bay layout. Bays for the 5.6m and 7.4m caravans are 3m in width whilst those for the 11m caravans are 3.5m in width.
5. The application seeks to permit larger vehicles to use the site. It is anticipated that the site would have a mixed use, retaining bays 301-333 and bays 101-120 and 201- 227 for caravan storage with the remainder used for commercial vehicles which would, in the most part, comprise 12m rigid vehicles such as used by removals and/or delivery firms. In that event the bays alongside the drainage rife, numbers 177-192 and number 334 would be removed from use as would bays 228-250 and 163-174.
Bays 121- 162 (all 3m wide) would be converted to rigid vehicle use. Hence 42 rigid vehicles. In this anticipated event, daily movements in and out of the site are anticipated as to caravans/motorhomes (3) , rigid lorries (21) = 24 in total in any 24 hour period, rising to caravans/motorhomes (9) , rigid lorries (21) = 30 in total during late Spring and the Summer.
6. I am attaching the HGV tracking options/details commissioned from Bellamy Roberts, civil engineers. These formed the basis for an application to WSCC Highways for a Land Drainage consent to widen the access to the site.
7. I am attaching the Land Drainage Consent including the plans that accompanied that application. Works are intended to be carried out shortly.

Many thanks,

Katie

Katie Sharp
Associate Planner



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From: Kathryn Welch <[REDACTED]>

Sent: 29 September 2025 09:18

To: Katie Sharp <[REDACTED]>

Subject: RE: LU/173/25/PL Arun Self Storage

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Dear Katie,

We have now received comments from WSCC Highways; they have requested the following additional information:

I refer to your consultation in respect of the above planning application and would provide the following comments.

Vehicular access to the site will continue to be taken from the existing established access point off Ferry Road. This access is already in operational use and accommodates a range of vehicle types, including large vehicles.

It is stated by the applicant that the site currently comprises a large area of hardstanding used for caravan storage. The proposed change of use would involve no expansion to the developed footprint, no new external structures, and no increase in surface coverage.

It is not clear from the information provided as to the level of traffic which was previously generated by the existing use of the site as caravan storage for 171 caravans. No has any information been provided on the level of traffic which is likely to be generated by the proposed use. Nor have any layout/parking plans been provided.

Can the applicant provide the following information:

- Detailed information of the current/pervious use. Ie nature of operation, traffic generation levels
- Detailed information of the proposed use. Ie nature of operation, traffic generation levels
- A site plan showing parking and turning spaces (including track plots)
- An access plan including track plots.
- In the event traffic levels (especially of HGV type vehicles) are significantly greater than existing we may request additional junction analysis or more detailed transport modelling.

Please reconsult

Could you please provided these details by the 7 October at the latest, so that I may re-consult and obtain comments from WSCC within the life of the application.

Kind regards,

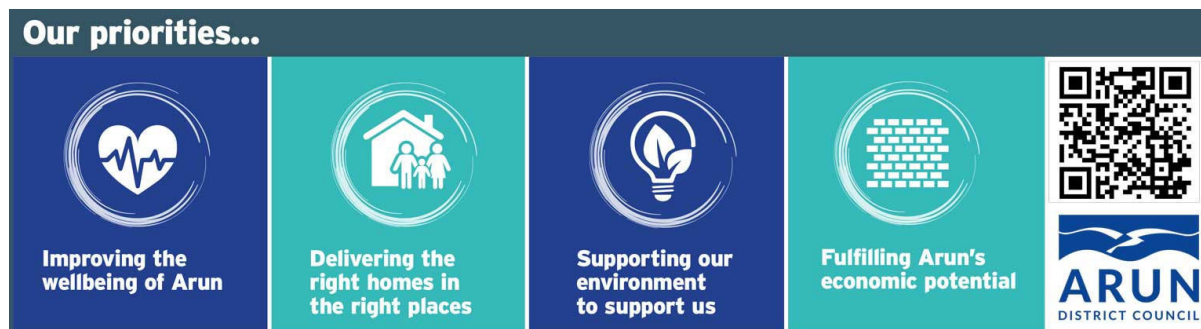
Kathryn Welch

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From: Katie Sharp <[REDACTED]>
Sent: 22 September 2025 12:47
To: Kathryn Welch <Kathryn.Welch@arun.gov.uk>
Subject: Re: LU/173/25/PL Arun Self Storage

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Hi Kathryn,

Apologies I have just returned from annual leave.

I have noted that the WSCC Waste and Minerals Team have commented with a no objection.

As the development is change of use with no additional built form are you happy for an assessment not to be provided?

Many thanks

Katie
Katie Sharp
Associate Planner
[REDACTED]



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From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Sent: 11 September 2025 12:10

To: Katie Sharp <[REDACTED]>

Subject: LU/173/25/PL Arun Self Storage

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Dear Katie,

Many thanks for your recent application regarding the change of use of the caravan storage area.

I note that the site sits near a Mineral Infrastructure Consultation Area, and I can see that a map of the infrastructure areas has been provided. However, I suspect this may not be sufficient when the WSCC Waste and Minerals Team reviews the application.

Would it be possible for you to provide a brief statement assessing the underlying mineral, taking into account the information listed in the *Minerals and Waste Safeguarding Guidance*, and explaining how the proposal addresses **Policy M9** of the *Joint Minerals Local Plan (2018)*? The assessment should be proportionate to the size of the site and the scarcity of the mineral.

Could this be sent by the 18 September.

Kind regards,

Kathryn Welch
Senior Planning Officer, Planning Department

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