

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 07/12/2017

FROM: Alison Meeus

TO: Arun District Council

FAO: Mr D Easton

**SUBJECT: LU-295-17
New Industrial Unit**

RECOMMENDATION:

**Advice
Objection**

**Modification
No Objection**

X

**More Information
Refusal**

The proposal for a new industrial unit at the above address is being considered by WSCC as the Local Highway Authority. Fort Road forms part of the publicly maintainable highway network and provides access to a small industrial estate. The location of the proposed new unit is at the end of the estate, and backs onto the railway line. The road here is privately owned however the access from Clun Road into the estate is wide and provides good visibility in both directions.

The company 'blastreat' are having to relocate from their premises in Arundel of which there are currently 10 factory and 2 admin staff. The re-location will create 5 additional employees to the site and will provide 490 sqm of B2 unit space.

There are expected to be up to 5 lorries and 3 delivery vans per day and plenty of circulation space within the site to accommodate these in order for them to enter and exit in forward gear. The entrance to the site from the public highway is laid out in a one way system helping to keep good circulation of the traffic flow in and out of the site.

Parking is provided for 8 cars plus one space for a disabled driver. WSCC car parking standards for B2 use is 1 space per 40sqm which for a unit of 490sqm would equate to 12spaces. This is a maximum standard, and based on the number of employees (17) it seems reasonable that this number would work if car sharing, or the promotion of sustainable travel either by bike, rail or bus was encouraged. Secure cycle storage is provided on site

It is noticed there is no lorry parking provided on the site; and it is unclear where these lorries and delivery vans would park for loading or unloading.

**.Alison Meeus
Planner**

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.