

**Proposed Development of a Hand Car Wash at
Highdown Garden Centre
Littlehampton Road
Ferring
Worthing
West Sussex
BN12 6PW**

SUPPORTING STATEMENT HAND CAR WASH

Prepared on behalf of

**Mr George Lisher, Proprietor of
Highdown Garden Centre**

by

Malcolm Scott Consultants Limited

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Introduction

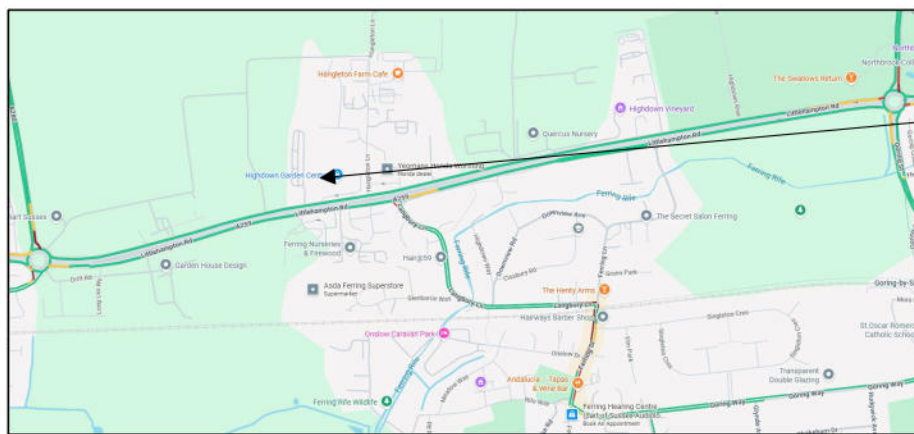
Malcolm Scott Consultants Limited were instructed by Mr George Lisher, owner of Highdown Garden Centre, to submit a detailed planning application for the installation of a Hand Car Wash in the car park of the garden centre. The following Supporting Statement describes the proposed development, an assessment of the relevant town planning policies and any material including a Transport Statement and a Flood Risk Statement.

1. The Site

Highdown Garden Centre
Littlehampton Road
Ferring
Worthing
West Sussex, BN12 6PW

Highdown Garden centre extends to approximately 1.5ha's and is located on the north side of the A259 approximately 20 metres from the boundary of Ferring, directly opposite the ASDA store.

The garden centre is a well established business which Mr Lisher bought in 2019. The business has, with the injection of over £2 million of capital expend, now become one of Arun District Council's leading garden centres employing 45 full and part-time staff. Mr Lisher also owns the adjacent nursery (Cobbins Nursery) which produces over 1 million plants a year and which also supplies his garden centre.



The Site

Map



The Site

Aerial View

The site lies in Flood Risk Zone 1.

There is currently parking for 178 vehicles (this includes staff parking at the rear of the site).

2. The Proposed Development

It is proposed to install a hand car wash facility in the south-west corner of the garden centre's car park.

The proposed development comprises the following:

- an awning to cover over a space where cars are valeted
- a portacabin for staff and office facilities and storage of cleaning equipment and consumables

Please refer to drawings MSC2116-32D (Site Plan Proposed)

The operation is designed to process up to 2-4 cars per hour operating from 9am until 5pm (or the same hours as the garden centre). The proposed development occupies 6 existing parking spaces (although 3 cars can be washed in the space occupied). Consumers wishing to have their vehicles washed either proceed directly to the washing bay or, if this is already occupied, either wait in a car park space or park their cars in the garden centre car park, hand their keys to the car wash supervisor who will then attend to the car when the car washing bay is vacated (the vehicle owner then going to the garden centre).

From previous experience garden centre operators frequently note that their customers who are visiting a garden centre take the opportunity to leave their cars to be washed whilst they shop in the garden centre or stop for a coffee or lunch.

The operation will involve washing cars, applying a protective wax if requested and valeting the interior of vehicles again if requested. The cleaning materials used are suitable for discharging into the mains sewer drainage system.

No loudspeakers are to be installed.

The car wash operation will employ 4 members of staff.

The hand car wash will be open the same hours as the garden centre (from 9am to 5.30pm Monday to Saturday and from 10am to 4pm on a Sunday).

3. The Town Planning Statement

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that applications for planning permission are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan is the Arun Local Plan (July 2018).

Material considerations include the NPPF and relevant Arun District Council Supplementary Planning Guidance's.

- 3.2 The proposed development is for the installation of a hand car wash at Highdown Garden Centre including a 13m² portacabin for staff and office facilities and storage of cleaning equipment and materials, erection of a 45m² awning and formation of an area for washing one car at a time.

3.3 Arun Local Plan

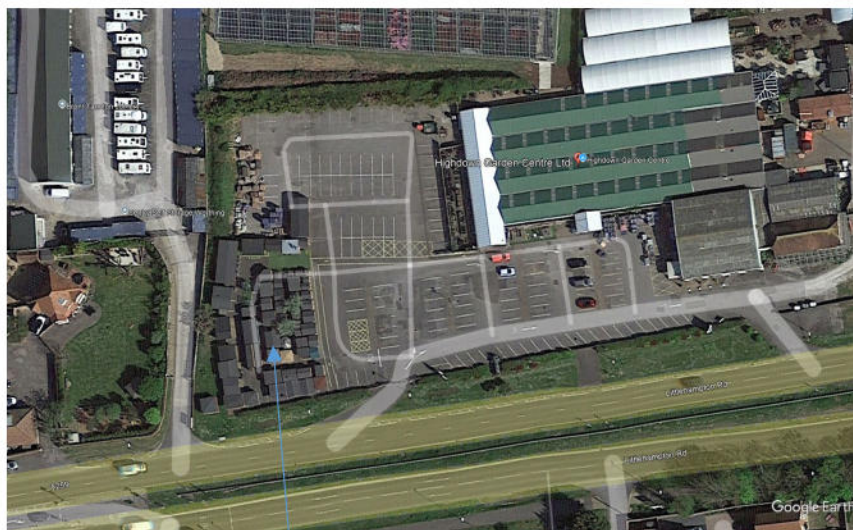
The application site is a garden centre which lies within an area designated as "Gap between settlements" (Angmering to Worthing).

The following policies are considered relevant to the determination of the planning application.

Policy SD SP3 : Gaps Between Settlements
Policy RET DM2: Garden Centre

i) Policy SD SP3: Gaps Between Settlements

Whilst the garden centre lies within an area designated as a Gap the site is fully developed with hard surfaces, buildings and structures. The proposed car wash is located in the existing car park where there was previously a large, 1,023m² display of garden sheds and buildings (which occupied some 53 parking spaces).



The former garden buildings display area.

The proposed car wash occupies approximately 95m² with a portacabin of 13m² and an awning of 45m². In terms of its visual impact on the Gap it is considerably less than the previous garden buildings display. The location is screened by an existing fence to the west which will be augmented by additional scree planting along the western boundary.

ii) Policy RET DM2: Garden Centres

This policy notes that proposals should consider the effect on the countryside and the local area. The proposed hand car wash will not have an adverse effect on the countryside as the application site is already developed. Indeed by utilising already developed land the proposal avoids the need to develop the car wash on potentially more visually intrusive site. Adequate vehicular access arrangements exist from the site to the road network. There is an adequate water supply for the operation of the hand car wash.

3.4 Material Considerations

There is no specific policy guidance addressing the development of hand car washes in the District.

The NPPF encourages development that supports the rural economy. The proposed development will assist in supporting the rural economy.

4. Transport Statement

4.1 The Existing Site

Highdown Garden Centre is accessed off the A259 (which is a dual carriageway in front of the garden centre) with a left only turn in and a left only turn out. There is a 50 mph speed limit along the stretch of carriageway in front of the garden centre.

The garden centre car park currently has 169 marked parking spaces plus a further 9 spaces for staff located within the nursery (which is owned by the applicant) giving a total of 178 spaces.

4.2 The Car Wash Operation

The proposed car wash will occupy 6 parking spaces.

It will operate the following hours:

Monday to Friday	9am	to	5.30pm
Saturdays	9am	to	5.30pm
Sundays	10am	to	4pm

In terms of additional traffic generation there is little empirical data regarding what increase might be expected if a garden centre opens a hand car wash. From other garden centre experience it has been found that most people using the hand car wash are already visiting the garden centre. However, we have set down below an estimate of a possible increase in car arrivals.

4.3 Car Parking

The Arun District Council's Parking Standards Supplementary Planning Document does not have a standard for garden centres. Paragraph 4.8 notes that site specific requirements will inform an assessment of the capacity deemed necessary. If the standard for 'A1 shops' is applied to the garden centre then there would be a requirement for 177 spaces. There are 169 spaces provided in the main car park and 9 in the nursery giving a total of 178 spaces. It is noted, however, that a garden centre has a different trading pattern to a 'traditional' A1 shop, indeed most car parking standards distinguish between food and non-food outlets with the latter having a typical requirement of 1 space per 20m² gross floor area. On this basis there would be a requirement for 130 spaces (based upon a floorspace of 2,600m² divided by 20m²).

It is concluded that there is sufficient car parking capacity at the garden centre.

4.4 Accident Record

In the last 5 years there has been one accident (slight) on the east bound carriageway in the vicinity of the Sentry Self Storage access road which is approximately 39 metres before the garden centre access.

5. Flood Risk and Surface Water Drainage

5.1 The garden centre lies within Flood Risk Zone 1. The application site is less than 1ha. A Flood Risk Assessment is not, therefore, required.

5.2 Surface Water Drainage

The expected throughput of vehicles per day is estimated at 35. With a self-cleaning operation the volume of water used per car can be up to 50 litres. therefore the daily amount of water sent to the surface water drainage system will be approximately 1,750 litres on a peak day (or approximately 206 litres per hour). The waste water will be collected in a filtration tank beneath the concrete car washing area and then connected to the existing garden centre sewer drain.

6. Other Considerations

The proposed development will not affect the amenity of adjoining land users.

MSC2116/CP/ST

17th March 2026

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