

The Lillies Caravan Park**Proposed New Access off Yapton Road**

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1.0 Introduction

The site is an existing caravan park known as "The Lillies Holiday Park" located south of Barnham on the Yapton Road. The application is for detailed planning approval to move the main vehicular access point to the opposite side of the frontage with Yapton Road and retain an single domestic access point to serve the existing residential property as shown on IBA drawing IBA/258/05A. Pre-application advice was given by Ian Gledhill of West Sussex Highways Department and was supportive of the proposed change. The existing landscaping along the boundary with Yapton Road will be increased and strengthened as part of the application proposals, this will give a better screening and a more cohesive appearance from Yapton Road.

2.0 Site Analysis

The main caravan park site is generally flat and extends to 12,000 sq m, with an assortment of existing buildings, mainly single storey timber construction with a mix of static caravans and touring pitches. Adequate visibility splays in both directions can be provided (2.5 x 70 m) with the speed limit along Yapton Road being 30 mph.

3.0 Proposed Use

The new access will reposition the existing main access point to the caravan park, whilst retaining a single domestic access point to serve the applicants existing residential property as shown on drawing IBA/258/05A.

4.0 Amount - Accommodation

Total site area 625 sq m.

5.0 Design Principles

- i) Design/landscaping to be in keeping with the existing rural street scene.
- ii) To comply with part M of the building regulations.
- iii) To minimise any impact on existing trees and hedges.

6.0 Design Solution**i) Site Layout**

The location of the proposed new access is as shown on IBA drawing IBA/258/05A.

ii) Scale

The main access will be 4.8 m wide with 9.0 m radii, the residential access will be 3.6 m wide with 6.0 m radii.

iii) Materials

The proposed materials will be of a tamped finished concrete in accordance with any construction requirement of a section 111 agreement (Crossover).

iv) Landscaping

The existing trees on the boundary will be retained with new infill structural planting to the existing hedge as shown on drawing IBA/258/05A. Hedge planting to be with native species. 4 No *Pittosporum tenuifolium* will be included in the new planting scheme as agreed under landscaping condition for planning approval BN/20/07.

7.0 Social and Economic Considerations

The proposed new access is an essential part of the current modernisation and improvement of existing caravan park facilities.

8.0 Access Statement**i) Vehicular & Transport Links**

Vehicular access to the site utilises the new access off Yapton Road and internal infrastructure.

ii) Inclusive Access

All access to the new buildings will comply with Part M of the building regulations.

9.0 Tree Survey

All existing trees and hedges are shown on drawing IBA/258/05A. The existing trees are in good condition and are to be retained. The proposed construction of the new access will not have an impact on the root protection zone to around each tree.

10.0 Flood Risk Assessment

The Environment's Agency's Flood Map for the surrounding area shows the site does not fall within Zones 2 & 3.