

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	25 February 2021
LOCATION:	Eastmere Stables, Eastergate Lane, Eastergate, PO20 3SJ
SUBJECT:	BN/7/21/PL Change of use of existing equestrian yard to storage (Use Class B8). This site is in CIL Zone 3 (Zero Rated) as other development & is a Departure from the Development Plan.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	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 Strategic Planning 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.

Summary

This proposal is for the change of use of existing equestrian yard to storage (Use Class B8). This application is retrospective, with the works having been completed on 01/02/2021. The site is located on Eastergate Lane, a C-classified rural road subject to a speed restriction of 40 mph in this location. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility

The applicant proposes to utilise the existing vehicular access on Eastergate Lane, with no alterations to this arrangement proposed. From inspection of local mapping, there are no apparent visibility issues with the existing point of access onto the maintained highway.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

This application is supported by a Transport Assessment, which provides TRICS trip generation data for both the existing and proposed use. The data indicates that the existing equestrian use would generate 169 two-way movements on weekdays and 230 two-way movements on a weekend day. As for the proposed storage use, the site would generate 34 two-way movements per day. Therefore, the TRICS dataset suggests the change of use would result in a reduction in overall movements to and from the site, and the LHA does not anticipate a material intensification of use.

Parking and Turning

The applicant states that the site is not served by a formal parking area, but instead that parking is accommodated informally throughout the site. Under WSCC parking standards for B8 use, one parking space should be provided per 100 sqm of floor space. Therefore, the LHA would expect a

provision of five parking spaces for the storage units, and eight parking spaces for the outdoor storage area. From inspection of the plans and local mapping, there appears to be sufficient space on-site for this parking demand to be accommodated. In addition, due to the nature of the proposed storage use, whereby visits may be ad-hoc or seasonal, the LHA considers the informal parking arrangement to be acceptable in this instance. There is also plentiful space on-site for turning to be achievable.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services