

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 13/09/2010

**FROM: Local Development TO: Arun District Council
FAO: Sue Leeson**

SUBJECT: FG/59/10 - COU of land from Vineyard (Sui Generis) to the storage and wholesale supply of fencing and associated materials (B8).

**Land North of McIntyres Nursery, Littlehampton Road, Ferring, West Sussex,
BN12 6PG**

CONSULTATION DATE: 24/05/2010

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution: N/A

The Highway aspect of 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 Local Development should be considered to be advice only, with respect to this planning application.

West Sussex County Council has been consulted on this application and considers issues of highway safety, highway capacity, archaeology and landscape architecture.

Highways

West Sussex County Council provided a consultation response to this application and requested further information regarding the parking area.

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.

From an inspection of the plans alone there are no apparent alterations to the proposal which would change the position of the Highway Authority regarding this application. WSCC would therefore re-iterate the comments provided in the previous consultation response.

Landscape Architecture

The following is based on a desktop analysis.

No Strategic Landscape Objection with the following provisos-

1/ The site is abutted by the South Downs National Park on two boundaries (North and East).

2/ A public right of way (BW2135) passes immediatly to the east of the site, providing good access to Highdown Hill and beyond.

3/ Any semi industrial use of the site has potential to affect the quality and character of the landscape and the setting of the National Park.

4/ A robust landscape infrastructure would help to mitigate this effect & it is suggested that a planting scheme of sufficient width (5m minimum) around the site is requested in order to achieve this. Existing planting on the perimeter of the site does not appear to be of sufficient depth to screen the proposed increased use of the site.

5/ Suggested species suitable for the South Downs regional character area;

Hawthorn - *Crataegus monogyna*

Blackthorn - *Prunus spinosa*

Privet - *Ligustrum vulgare*

Elder - *Sambucus nigra*

Wayfaring Tree - *Viburnum lantana*

Common Ash - *Fraxinus excelsior*

6/ Policy context

PPS7 - Sustainable Development in Rural Areas

National Park and Access to the Countryside Act 1949 - Section 11A

Adopted Strategy for the West Sussex Landscape -2005

Land Management Guidelines Sheet SC11/SC13

'Strengthen the landscape framework and filter views of the urban edge through planting of woodland tree and shrub belts and groups.'

Lucy Seymour

Local Development