

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	24 May 2021
LOCATION:	Wicks Farm Ford Lane Ford BN18 0DF
SUBJECT:	F/7/21/PL Building a new 1.28 Ha high-tech glasshouse, reservoir and parking area adjacent to the existing 6 Ha glasshouse, reservoir and nursery area.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More information
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 Planning Services 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.

This application is for a new 1.28ha glasshouse, reservoir and parking area adjacent to the existing 6ha glasshouse. The site is located on Ford Lane, a C-classified road subject to a speed limit of 60mph in this location, reducing to 40mph approximately 300m to the east of the westernmost access.

The LHA was consulted on a previous application (F/30/18/PL) at this site for the 6ha glasshouse, reservoir and associated parking/turning area. This application approved use of the existing unmade access to the west of the site, subject to improvements. The LHA was then consulted on a variation of condition application (F/23/19/PL) to utilise an alternative existing site access. The LHA raised no highway safety concerns.

The provided plans do not clearly demonstrate the proposed access for the site, Drawing 03 indicates that the access approved under F/23/19/PL will be utilised, however Drawing 6648-CHOK-GH-GF-DR-P-0010-002 demonstrates that the access approved under F/30/18/PL will be utilised. The LHA request clarification as to which access will be utilised.

The application has been supported by a Transport Statement produced by The Civil Engineering Practice. Trip generation has been assessed and is anticipated to result in two additional HGV movements per day (1 two-way movement) and 4 additional staff minibus movements (2 two-way movements). HGVs will operate between mid-afternoon and midnight and as such the LHA do not anticipate that conflict will occur between vehicles within the access.

The Transport Statement indicates that no additional parking will be required, as all new staff trips will be by minibus although the LHA note that a proposed parking area is included within this application. It is also unclear how this parking area will be accessed within the site, as it appears to be isolated. The LHA request clarification regarding the parking area - what types of vehicles will this parking area be utilised for and how will this area of hard-standing be accessed?

Please request the above information from the applicant and re-consult.

Nicola Fry
West Sussex County Council – Planning Services

