WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	9 May 2022
LOCATION:	Cherry Tree Nursery Eastergate Lane Arundel BN18 0BA
SUBJECT:	WA/39/22/PL Continuation of use of land for the stationing of 14 No agricultural workers caravans for a temporary period of 3 years (resubmission following WA/3/21/PL). This site is in CIL Zone 3 (Zero Rated) as other development.
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.

This application is for the continued use of land for the stationing of 14 agricultural workers caravans for a temporary period of 3 years from 1st May 2022. The site currently has temporary permission for these 14 agricultural caravans for two years from 1st April 2021 under WA/3/21/PL. The site is located on Eastergate Lane, a C-classified road subject to a speed limit of 40mph.

No alterations to the existing site access are proposed. The site is provided for 30 agricultural workers who are not anticipated to have access to private vehicles of their own and as such will be transported to and from their workplace via 17-seater minibus. The site is anticipated to generate a total of 4 minibus movements (2 x two-way movements) per day. As such the LHA would not anticipate that the proposal would result in a severe intensification of use of the existing access, or any capacity issues on the local highway network.

Eight parking spaces are proposed however only 7 have been demonstrated on the plans. The Planning Statement and supporting cover letter indicate that this is more than sufficient provision as occupants are generally not anticipated to own a private vehicle. As such the LHA would not raise any concerns over parking provision.

If considered appropriate, the LPA may wish to condition secure and covered cycle storage to further encourage sustainable transport methods.

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.

If the LPA are minded to approve the application, the following condition should be applied:

Conditions
Car parking space (details required)
No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use.

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Nicola Fry
West Sussex County Council – Planning Services