

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSSC – Highways Authority
DATE:	17 August 2026
LOCATION:	Riverwood Centre Yapton Lane Walberton BN18 0AS
SUBJECT:	WA/61/26/PL Erection of a church building along with creation of associated car park. This site is in CIL Zone 3, not CIL liable (zero rated other development).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

WSSC as the County Highway Authority (CHA) has considered the above application to reduce the size of the proposed church at Tokar Industrial Estate from a 340 person capacity to 144 persons. The site has previously had planning approval under WA/29/24, and this proposal is the same other than the size of the building has been reduced.

Access

The access to the site is via a private existing access located off Yapton Lane. There are gates which are closed when the site is not open. The access is wide enough to allow two cars to pass each other. Any works to widen the access will be completed within the sites red line boundary therefore WSSC advice is that a minimum of 4.3m would allow two cars to pass with ease.

Trips

Most of the trips to and from the site will be tidal in nature and will occur outside of peak morning and afternoon periods. WSSC has considered the previous approval which suggested 180 two way trips for 340 people. This proposal can accommodate a maximum of 144 people which would equate to around 76 two-way trips if 3 or more people were to travel to the site together.

Given the sites location and the majority of trips to the church will be from the south making a left turn into the site, and upon leaving the site most cars would make a right turn out of the site access. The road here is straight and therefore visibility is good in both directions. If queueing forms in the access road this will be within the site as opposed to on the public highway.

Car Parking

The submitted plan shows there will be 94 car parking spaces, of which 6 are disabled, and 4 are EVC spaces. There are also 5 additional LGV spaces and a drop off bay. WSSC has consulted the ADC supplementary parking guide and have considered the proposed car parking plan against current standards.

4.5 of the ADC SPD states: 'the amount of parking in commercial developments should be based on the development land use, the trip rates associated with the development, and the user group of staff/visitors of the site'

WSSC considers the land use and trips associated with it to be tidal in nature and given the maximum capacity of up to 144 people at any one time, the proposed car parking for

up to 94 cars, would account for the trips associated with a mix of car sharing and travelling independently and as such WSCC are satisfied with the proposed number of car parking spaces.

Cycle Parking

Cycle parking will be required and should be based on a needs basis. This can be considered based on either a travel questionnaire or from what is already known about travel habits. Arun SPD suggests this is needs led rather than applying a standard.

Travel Plan Statement

The previous planning approval required a TPS, as the site is now much smaller and under 500sqm there is no requirement for the applicant to produce and monitor a TPS.

However, given the high number of trips all arriving and leaving at the same time WSCC would still encourage the church to provide travel information packs to each member or family, and to new members which can be dealt with via condition.

The Travel packs should focus on encouraging car sharing and bus use. The nearest to the site next to the Walberton Care home entrance and there is a permissive path off road connecting to the northern boundary of the proposed car park.

Permissive path

WSCC note the permissive path from the bus stop connects into land owned by the applicant, although not part of the planning application red line boundary. WSCC would encourage the applicant to look to creating a pedestrian path from the northern side of the car park through the allotments to meet this permissive path, as it would provide an off road route to public transport and provide a connection into the footways within the village of Walberton.

It is not known what the condition of the permissive path is like this has been queried with PROW team.

Summary

WSCC has considered the proposal for the creation of a 144 person place of worship at the Tokar Industrial Estate. The site's previous planning approval was for a much larger building, as such this proposal will be less trip intensive. WSCC are aware of the site's semi-rural location and as such propose encouraging sustainable and active travel by promoting the options available including car sharing, public transport, church transport via min bus, and walking from the nearby village subject to appropriate routes available. WSCC raise no objection subject to any conditions.

Alison Meeus

West Sussex County Council – Planning Services

CONSTRUCTION

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,

- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

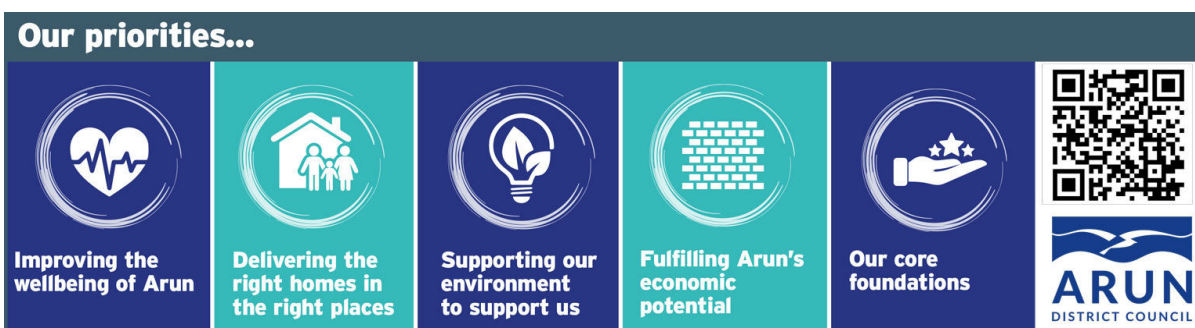
Travel Information Packs

As part of the wider vision to create sustainable communities for the future a sustainable travel information pack should be created for each member, encouraging the use of public transport locally. This could include information on bus times, car sharing clubs or church mini bus shuttle services, cycle routes and walking routes.

Reason: To promote active and sustainable travel

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Please could the attached response be distributed to the relevant case officer. Simon Davis

Regards

Alison Meeus

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Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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