

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: James Cross
FROM:	WSCC - Highway Authority: Tim Townsend
DATE:	16 November 2020
LOCATION:	Fleurie Lake Lane (former Star Plants Nursery) Lake Lane Barnham PO20 0AL
SUBJECT:	WA/75/20/PL New & replacement glasshouses & polytunnel structures. This application also lies within the parish of Yapton. This site is in CIL Zone 3 (Zero Rated) as other development.
DATE OF SITE VISIT:	TBA
RECOMMENDATION:	More Information Required
S106 CONTRIBUTION TOTAL:	TBA

This is the WSCC County Highway Authority (CHA) response to the above planning application for new & replacement glasshouses & polytunnel structures.

Site location and access.

The site is located off Lake Lane, Barnham. Running east-west, Lake Lane is predominately rural in nature with a cluster of residential dwellings found along its' western end with commercial development largely comprising development along its' central to eastern end. The application site is found along this section.

Two access points serve the site – the one to the west also being shared with a haulage yard whereas the eastern-most one is specifically for the application site. In the location of the access points, Lake Lane is subject to the National Speed Limit of 60mph.

Proposal.

The proposal comprises replacement and new glasshouses and polytunnels. The short Transport Statement (TS) that accompanies the application describes the application as one which, in the applicant's view, would result in less traffic movements between the application site and another site found in Eastergate. The reasoning given being that this application would result in a more efficient and consolidated operation on one site with less reliance on a satellite site for the current user. However, planning permission – if granted – goes with the site and not the user. Therefore, should the current occupier vacate the site or pass it to another end-user, then activities and resultant traffic movements might change.

From scrutiny of the description in the Design and Access Statement (DAS) and the information in the TS, there would be an increased floor area for both glasshouses and polytunnels on site. In the DAS it states that the proposals seek to obtain permission for two glasshouses totalling 2.07Ha and two blocks of polytunnels totalling 1.63Ha. The DAS goes on to say that these would replace 0.47Ha of glasshouses and 0.31Ha of polytunnels with 0.48Ha of polytunnels being retained. This would then increase the total protected cropping area from 1.26Ha to 4.18Ha resulting in a reduced outdoor

growing area from 2.78Ha to 0.81Ha. The DAS concludes by saying that this represents a 0.95Ha increase in total production area from 4.04Ha to 4.99Ha.

Breaking this down, the CHA arrives at the following:

- New 2.07 glass + 1.63 Poly + retention of 0.48Ha poly = 4.18Ha (covered area).
- Reduced outdoor area from 2.78Ha to 0.81Ha (outdoor area).*
- Increased production area from 4.04Ha to 4.99Ha (so 0.95Ha increase).

*(*From scrutiny of the drawings, these figures cannot be verified. As such, the applicant should provide further supporting information, please).*

From the CHA's perspective, further information is required. The TS submitted with the proposal provides very little detail of transport impact and is not submitted in a format following current guidance and good practice. As such, a further document should be submitted in accordance with WSCC requirements including, amongst other matters, details of:

- Number and type of vehicles using the site (existing and proposed) on a daily basis, including peak periods of operation.
- Further description of how activities currently take place and how future ones would operate should planning permission be granted.
- TRICS data from comparison sites.
- Traffic flows for Lake Lane and resultant impact on these brought about by the site should planning permission be granted.
- Vehicle routing (existing and proposed) and whether any controls about routing are currently in-place.
- Description of both access points - how each are currently used and how they would be used if planning permission were to be granted (and by whom and what vehicle types and to which parts of the site), including plans demonstrating suitability for vehicles using them using swept-path analysis.
- Parking and turning areas to be shown with supporting swept-path analysis.
- Number of staff employed on the site – both full, part-time and seasonal - and how parking provision offered would be suitable and sufficient.
- Vehicle collision data (PIA records for most recent 5 years).
- Sustainable (non-motorised) access to and from the site.
- Travel Plan Statement including measures to promote sustainable travel to and from the site.

A Stage 1 Road Safety Audit of both access points to Lake Lane (including Designer's Response) might also be required. The requirement for this will be determined by traffic impact, PIA information, suitability of access points, other information as requested in this response and the WSCC Safety Audit Policy.

Please re-consult with the requested information, at which time the CHA will consider the proposal further.

Thank you.

Tim Townsend
West Sussex County Council – Planning Services