

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                      | Arun District Council<br>FAO: James Cross                                                                                                                                                                                                                                                                       |
| <b>FROM:</b>                    | WSCC - Highways Authority: Tim Townsend                                                                                                                                                                                                                                                                         |
| <b>DATE:</b>                    | 13th January 2021                                                                                                                                                                                                                                                                                               |
| <b>LOCATION:</b>                | Fleurie Lake Lane (former Star Plants Nursery) Lake Lane<br>Barnham<br>PO20 0AL<br><br>New and replacement glasshouses and polytunnel structures. This application also lies within the parish of Yapton. This site is in CIL Zone 3 (Zero Rated) as other development.<br><br><b>More information received</b> |
| <b>SUBJECT:</b>                 | WA/75/20/PL                                                                                                                                                                                                                                                                                                     |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                                                                                                                                                                             |
| <b>RECOMMENDATION:</b>          | More Information Required                                                                                                                                                                                                                                                                                       |
| <b>S106 CONTRIBUTION TOTAL:</b> | n/a                                                                                                                                                                                                                                                                                                             |

This is the second WSCC Highway Authority response to the above planning application for new and replacement glasshouses and polytunnel structures.

This response should be read-alongside the previous WSCC Highways response dated 16<sup>th</sup> November 2020. However, a summary of the additional information requested at that time is found below in black text (requested to be included in a Transport Assessment). Latest WSCC responses to these points found in *red italic* text alongside:

- Number and type of vehicles using the site (existing and proposed) on a daily basis, including peak periods of operation. *This is set-out in Tables 4, 5 and 6 in the Transport Statement. Further discussion and comments about this can be found alongside bullet point 4 below.*
- Further description of how activities currently take place and how future ones would operate should planning permission be granted. *This information has now been provided.*
- TRICS data from comparison sites. *Transport information has been provided but please see comments below.*
- Traffic flows for Lake Lane and resultant impact on these brought about by the site should planning permission be granted. *With regard to staff trips, the Transport Assessment appears to consider both the Springfield Nurseries site and the Lake Lane facility as a whole. However, if planning permission is granted for the Lake Lane site then all activities will be at the latter. Therefore for staff trips alone (full-time), these could increase by about 8 trips on a daily basis over and above that existing at the site. With regard to deliveries and associated activity by others wishing to use*

***the site, the Transport Statement sets out in Tables 4, 5 and 6 the existing and proposed changes as a result of consolidation on the Lake Lane site. The Transport Statement concludes that the HGV impact would reduce with the cessation of trips between the Springfield Nurseries site and the new facilities at Lake Lane. However, the information provided does not reference any other vehicle types other than an assumption that some staff might travel by car. Also, the conclusions found in the Transport Statement are also dependent on the interaction between the Springfield Nurseries site ceasing.***

***From the County Highways point of view what remains unclear or is not explained sufficiently in the Transport Statement is whether that shown in Table 5 is the resultant activity from the Lake Lane site following redevelopment as it simply states that it is/are additional delivery trips along Lake Lane. Therefore what is still required is a far simpler comparison setting out existing number of total trips (e.g. deliveries, staff, visitors, suppliers etc.) to and from the site and what the overall impact would be following redevelopment. Also, a breakdown of the different vehicle types is still required.***

- Vehicle routing (existing and proposed) and whether any controls about routing are currently in-place. ***This information is still required.***
- 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. ***Information about the use of the access points by the applicant's development have been provided although final numbers of vehicles is not yet provided (see points above).***
- Parking and turning areas to be shown with supporting swept-path analysis. ***Swept-path analysis has not been provided but parking areas for cars has. As such, the applicant should provide analysis for the manoeuvring of HGVs within the site.***
- Number of staff employed on the site – both full, part-time and seasonal. ***Table 2 in Section 4 of the Transport Statement sets out the staff numbers – both existing and following re-development. It states that there are currently 18 staff employed at the Lake Lane (application) site and 8 at the Springfield Nurseries site. Therefore, although it concludes by stating that staff numbers across the business would remain the same following redevelopment, the Lake Lane site would then employ 26 full-time staff (so an 8 additional staff from the Springfield Nurseries site). Seasonal staff used in peak seasons would be extra to this. However, no actual number is given. What is stated is that such staff are mini-bused to and from the site. If planning permission is granted then the Highway Authority request that this provision be included in a Travel Plan for the site in order to reduce reliance on private cars to access the site.***
- Vehicle collision data (PIA records for more recent 5 years). ***Now provided. Records show one PIA collision occurred over the most recent 5-year period in the vicinity of the Lake Lane/B2132 junction and resulting in slight injury. The details of this collision, obtained from CrashMap, are included within Appendix C. Records do not include those accidents of a damage-only nature.***
- A Stage 1 Road Safety Audit of both access points to Lake Lane (including Designer's Response) – the requirement for this will depend on traffic impact, PIA information, suitability of access points and other information as requested in this response. Should the applicant demonstrate that the thresholds in the WSCC Safety Audit Policy are not exceeded, then the need for this document might fall away. ***Based on the current design and safety records in the vicinity of the access points (including one-way system – so in from the east and out from the west – as described in the Transport Statement), the Highway Authority is satisfied that the site accesses are suitable for access to and from the site by a selection of***

*vehicles including articulated HGVs. However, because the matter of traffic impact is still unclear, the Highway Authority still reserves the right to still ask for a Safety Audit.*

- Sustainable (non-motorised) access to and from the site. *This is set-out in paragraphs 2.8 to 2.13. It concludes that there are limitations to access by non-car modes but seeks to highlight what is available. As part of any Travel Plan, the applicant should provide measures to encourage a reduction in car-based trips to and from the site (see point below).*
- Travel Plan Statement including measures to promote sustainable travel to and from the site. ***Section 5 of the Transport Statement sets-out details of a Travel Plan Statement. What is not clear from the document is the following:***
  - 1. How site surveys will be undertaken (e.g. SAM); and,***
  - 2. (under measures) it should state that travel vouchers should be made available to full time staff to the sum of £150 which could be used to either fund or part-fund a bike, bus and/or train ticket.***

***Any finalised document would need to be secured either by S106 Agreement or planning condition.***

Please re-consult with replies to the outstanding points raised, at which time the Highway Authority will consider the proposal further.

Thank you.

**Tim Townsend**  
**West Sussex County Council – Planning Services**