

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	25 February 2021
LOCATION:	Pollards Nursery, Lake Lane, Barnham, PO22 0AD
SUBJECT:	Y/151/20/PL Permanent siting of temporary seasonal horticultural worker accommodation (8 mobile homes & 3 retrospective mobile homes), hardstanding & service building. This site also lies within the parish of Barnham, 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 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 Strategic Planning 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.

Summary

This proposal is for the permanent siting of seasonal horticultural worker accommodation. The site is located on Lake Lane, an unclassified road subject to a speed restriction of 30 mph in this location. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Content

The applicant proposes no alterations to the existing vehicular access on Lake Lane. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the access. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

The LHA does not anticipate that this proposal would give rise to a significant material intensification of use of the access. With applications such as this, the provision of workers' accommodation can be seen as a benefit in highways terms as it limits the number of vehicular movements associated with commuting to the site. It would be asked that its use is linked to the agricultural/horticultural use by way of a suitably worded planning condition.

The applicant has not demonstrated vehicular parking provision for this development. The Design & Access Statement states that additional parking is not proposed, as car ownership amongst seasonal workers is anticipated to be low. Nevertheless, the LHA advises that the applicant should demonstrate the location of where cars will be accommodated on-site. From inspection of the plans, there appears to be adequate space on-site for sufficient parking to be accommodated.

The LHA advises the applicant to implement secure and covered cycle parking provision for use by residents, in accordance with WSCC parking standards. Cycling is a viable option in the area and opportunities for sustainable transport methods are within walking/cycle distance of the site.

Barnham Train Station is situated approximately 1.1km west of the site. Bus services are available from Lake Lane, located approximately 900m west of the site.

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 conditions should be applied:

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.

Kyran Schneider
West Sussex County Council – Planning Services