

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	Highways, WSCC
DATE:	19/03/2020
LOCATION:	Fresh Acres Nursery, Yapton Lane, Walberton, BN18 0AS
SUBJECT:	Y/24/20/PL Change of use from Horticultural to storage of containers, caravans & garden equipment, erection of green palisade fencing to front of site behind the existing hedgerow, increase planting buffer to front & side & 4 No. CCTV cameras.
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 change of use from horticultural to storage of containers, caravans and garden equipment, with the erection of fencing, increase planting and four CCTV cameras. The site is located on Yapton Lane, a B-classified road subject to a speed restriction of 40 mph in this location.

Access and Visibility

The existing established access on Yapton Lane will be utilised for this proposal. There are no apparent visibility issues at this access. 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 site. Therefore, there is no evidence to suggest the existing access, which currently generates a number of daily movements, is operating unsafely or that the proposal would exacerbate an existing safety concern.

The internal accesses will be one-way, operating an in-out arrangement. However, the internal roads are of sufficient width to allow two cars to pass one another. The LHA does not anticipate that this proposal would result in a significant material intensification of movements over those already occurring at the access.

Parking and Turning

The applicant proposes 14 car parking spaces for this development. Given the nature of this proposal, the LHA considers the proposed parking provision to be sufficient. There appears to be additional space for parking on-site if required. There is also sufficient space for vehicles to turn and exit onto Yapton Road in a forward gear.

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. Based upon current EV sales rates within West Sussex, active

charging points should be provided for a minimum of 20% of all proposed off-street parking spaces. Ducting should be provided to the remaining 80% of parking spaces to provide 'passive' provision for these spaces to be upgraded in future. The applicant is advised that three active and eleven passive EV parking spaces would be anticipated for this development and should be provided in accordance with the both Arun Parking Standards (adopted January 2020), and WSCC guidance.

The applicant has not demonstrated cycle parking. If the LPA believe that cycle parking is justifiable for this application, the applicant should demonstrate this in the form of secure and covered cycle storage. The inclusion of cycle parking helps promote the use of sustainable alternative modes of transport to the private car.

Sustainability

Yapton Road does not any have footway links or is street lit. Realistically given the type of use, the majority of visits would be via the car. However, this is not anticipated to result in any adverse impacts on the maintained highway.

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:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Kyran Schneider
West Sussex County Council – Planning Services