Development Management - Delegated Officer Report

Application Number: AWDM/1309/24 Recommendation – APPROVE

Site: Lyons Farm Retail Park Lyons Way Worthing West Sussex

Proposal: Re-purposing existing car parking spaces for use as parking spaces for recharging of electric vehicles, including the installation of 2 upstands, feeder pillar, 4 bollards, lighting column and associated landscaping adjustments

Date of site visit: 13/02/2025 (VG)

Neighbours checked: Y

Additional neighbour notifications: Y, new site notice for revised location

Proposal, Site and Surroundings

This application relates to the carpark in front of the Gym Group within the wider Lyons Farm Retail Park.

Parking spaces are to be converted to two electric vehicle charging spaces. A feeder pillar is to be erected on land to the west of the parking bays in an area with a modest amount of landscaping. A lighting column is also proposed.

The site is not within a conservation area. No protected trees would be affected.

Relevant Planning History

N/A

Consultations

Highways: This proposal is for the re-purposing existing car parking spaces for use as parking spaces for recharging of electric vehicles within Lyons Farm retail car park. No alterations are proposed to the existing access arrangements. The proposed works are not anticipated to give rise to a material intensification of movements to or from the site. The two proposed EV bays will replace three existing regular parking bays, resulting in the net loss of one parking space. However, this would not be anticipated to give rise to an adverse highway safety impact or parking capacity issue in this location. From inspection of the plans, the proposed parking bays are suitably sized, and on-site turning appears achievable. 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 115), and that there are no transport grounds to resist the proposal.

South Downs National Park:
Landscape, heritage and visual effects
It is acknowledged that the site is situated within the retail park and is therefore close to existing large buildings, lighting and car parking. It is unlikely that the proposed works will be highly visible from the National Park.
Dark Skies
Consideration should however be given to the International Dark Night Skies Reserve and dark night skies, which are a special quality of the National Park, and the authority would encourage a sensitive approach to both external and internal lighting which conforms the Institute of Lighting Professionals for lighting in environmental zones, and tries to achieve zero upwards light spill in all respects.

Environmental health officer: No objection

Representations

Due to the location, no residents were notified but a site notice was erected. No responses were received.

Relevant Planning Policies

Worthing Local Plan (2023) policies: SP1, SP2, SP3, DM5, DM15
National Planning Policy Framework (2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves upgrading the car park provision to provide for more sustainable EV charging bays. Switching to more sustainable forms of energy is generally supported. The site is located within the built-up area and can be supported in principle subject to the assessment of other material considerations as set out below.

Highways

The local highway authority has confirmed that the net loss of 1 parking space is not significant and will not have any adverse impact on parking locally. The spaces are suitably sized and on-site turning appears achievable. The proposed works are not anticipated to give rise to a material intensification of movements to or from the site.

Residential amenity

This is an existing carpark and the nearest neighbours are on the southern side of the A27. No neighbour amenity issues are anticipated.

Visual amenity

The parking bays and associated equipment are acceptable in this retail location and will not be harmful to the appearance of the area.

The lighting column is not expected to affect the setting of the National Park due to the distance and location within an existing illuminated car park. Following comments from South Downs National Park further details on the lighting were sought and the details confirmed that there will be no upward light spill. This will be conditioned to ensure the lighting remains at acceptable levels.

BNG

This is part of a hard landscaped car park. The small section of hedging to be replaced is exempt due to its being less than 25sqm. The adjacent tree will need to be protected during works and a condition will be attached regarding adequate tree protection measures are in place.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Upward light ratio to remain at 0
4. Tree protection

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Louise Prew Date: 12/03/2025

Authorised by: Peter Barnett Date: 12 March 2025