

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	WSCC - Highways Authority
DATE:	6 July 2021
LOCATION:	Lidsey Lodge Farm Sack Lane Lidsey PO22 9PE
SUBJECT:	AL/75/21/PL Demolition of large agricultural buildings, removal of concrete yards and access, erection of 4 No.2 bed houses, 2 No. 3 bed houses, 2.No. 4 bed houses, gardens, access, parking, soft landscape and ecology areas. (resubmission following AL/27/21/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

I refer to your consultation in respect of the above planning application and would provide the following comments.

The site is located on the north side of Sack Lane and to the east of the A29 and the village of Lidsey. The buildings on site have been used to store grain for Lidsey and other local farms owned by the applicant. Grain storage is to be relocated to a central location.

Sack Lane is a rural country lane, predominately single carriageway and a no-through road. It appears to be public highway up to a point just west of the development site. The land bounding Sack Lane is mainly farmland with some (sporadic) large residential dwellings located on both sides of the road.

The proposal is for the demolition of the modern farm buildings, fixed barn and concrete yard area to be replaced with 8 dwellings, a paddock and associated parking. It is understood that the farm enterprise will continue on site minus the grain storage.

Traffic Generation

Traffic generated by the farm has been considerably high in recent years (2013) typically 200 movements per day or 40 per day in grain harvest season and would have been large farm vehicles. The proposal will result in a considerable reduction in farm type traffic and traffic movements as a whole.

Parking

The proposal includes car parking for 18 vehicles including 3 electric charging points, which is acceptable to the Highway Authority. Covered storage for 36 cycles will also be provided - this will need to be secure storage for a minimum of 16 cycles.

Access onto Sack Lane

The Block/Site Layout plan shows a new access onto Sack Lane very close to the alignment of the existing access. It appears to be private property, however can the applicant confirm this in relation to the Highway Boundary to determine if a Minor Works Licence is required. If it is to join public highway, further details of the access design will be required.

The Local Highway Authority does not consider that the proposal for 8 dwelling(s) would have and 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.

No highway objection subject to the following:

- Confirmation of access design/proximity to public highway
- Confirmation cycle parking will be secure

If the Local Planning Authority is minded to grant planning consent the following condition(s) and informative note(s) would be advised:

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 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.

May be required if the proposed access joins the public highway.

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled XXX and numbered XXX.

Reason: In the interests of road safety.

Works within the Highway – Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader [REDACTED] to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Debbie Farrell

West Sussex County Council – Planning Services