

ECE Planning

Site Management Plan

Ecclesden Barn

February 2022



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Project Name: Ecclesden Barns

Location Manor Barn, Ecclesden Lane, Angmering

Client: Mr and Mrs Lower

File Reference: P1859i

Issue	Date	Author	Checked	Notes
PL1	20.01.2022	SL	CB	

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Introduction

- 1.1. This Site Management Plan has been prepared on behalf of the applicants. Mr and Mrs Lower in support of a Full Planning Application for the following development:

'Redevelopment of redundant agricultural outbuilding to form 2no. holiday lets at Manor Barn, Ecclesden Lane, Angmering, BN16 4DQ'.

- 1.2. This Management Plan has been prepared following the Councils feedback from the Pre-Application Advice note (SDNP/21/04436/PRE).

2. The Site

- 2.1. The existing barn known as Ecclesden Barn is located on the northern end of Ecclesden Lane in the village of Angmering. The site of the proposed holiday let development, as outlined in red on the plans submitted with the Planning Application comprises a redundant agricultural barn with associated access and parking.

3. Method of Booking

- 3.1. Bookings will be made through Air BnB and Booking.com which will be managed by the applicant who lives at Manor Barn, Ecclesden Lane, Angmering, BN16 4DQ which is less than two minutes walk from the proposed site. On booking, the guests will be asked to sign up to the sites booking terms which will set out all the site rules and procedures which include compliance with rules such as no smoking, noise curfews and parties.

4. Arrival / Departure Procedures

- 4.1. On arrival all guests will be greeted by the applicants of the site within the Holiday Lets. The guests will be given a full set of site rules and a visitor pack which will be explained to them.
- 4.2. Check in time is between 2pm and 6pm and departure time will be before 11am on the day of departure. Arrivals and departures outside this time can be made with prior arrangement between the guests and the applicant through the booking system.

5. Occupation Restrictions

- 5.1. It is expected that most of the booking will be made by families, group booking between several families and social groups. Bookings will not be accepted from unsupervised people under the age of 18 and from hen and stag does.
- 5.2. Guests are welcome to bring their dogs given the nature of their development proposal, but they must be supervised at all times when they are in the holiday lets.

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6. Site Management Details

- 6.1. All general enquires will be dealt between the core working hours 9:00-18:00 on all days the guests are occupying the Holiday Lets. The guests will also be given the Applicants private phone numbers in case there is a emergency outside these working hours.
- 6.2. Once the guests have left the accommodation a local cleaning team will come into the Holiday Lets and all washing will be sent to the drycleaners to be washed industrially. This will take place between the 11am and 2pm slot in between departure and arrival.
- 6.3. A maintenance man will also be contracted to come in once a week to clean the exterior areas of the holiday lets including the associated garden and open spaces. They will also check for damage and repairs on site.

7. Code of Conduct

- 7.1. Noise will be taken very seriously by the applicants who will run the site. Guests will be expected to keep noise to a minimum after 11pm in the evening to prevent any complaints from surrounding neighbours and the applicants themselves who live within the vicinity of the site.
- 7.2. Only named guests who are on the booking form can stay in the holiday lets overnight, no additional persons can stay overnight.
- 7.3. Guests will only be allowed to park in the designated car parking spaces which will e labelled on site.
- 7.4. Guests should respect the neighbouring area, the lane has other residential dwelling located near he site.