

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Obafemi Okusipe
FROM:	WSCC - Highways Authority
DATE:	22 March 2022
LOCATION:	Manor Barn, Ecclesden Lane, Angmering, BN16 4DQ
SUBJECT:	A/37/22/PL Redevelopment of redundant agricultural outbuildings to form 2 No. holiday lets. This is a dual application with the South Down National Park.
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.

Summary and Context

This proposal is for the conversion of agricultural outbuilding to form two holiday lets. The site is located off Ecclesden Lane, an unclassified road subject to national speed limit. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

This application is a dual application with the South Down National Park (SDNP/22/00885/FUL), of which the LHA has also been consulted for and provided comment on.

Access and Visibility

The applicant proposes to utilise the existing vehicular access on the privately maintained access road. No alterations are proposed to the existing access. From inspection of local mapping, there are no apparent visibility issues with the existing point of access on to the maintained highway at Ecclesden Lane. The LHA does not anticipate that the proposed development would give rise to a material intensification of movements to or from the site.

Parking and Turning

The applicant proposes four car parking spaces for this development. Considering the scale of the proposed holiday lets, the LHA is satisfied with the proposed parking provision. Vehicles can utilise the private access road to turn and exit on to the maintained highway 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. The applicant is advised that for dwellings with an off-street parking provision, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards.

No details regarding cycle parking provision have been provided. Cycling is a viable option in the local area and the LHA request that secure cycle parking provision be implemented in accordance with Arun Parking Standards.

Sustainability

The site is located within walking distance of Angmering which provides local services and amenities. Hourly bus services are available from Angmering High Street, approximately 650m west of the site. Angmering Train Station is located approximately 2.5km southwest 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 111), 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 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

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.

Electric Vehicle Charging Spaces

No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

Kyran Schneider
West Sussex County Council – Planning Services