

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	20 December 2021
LOCATION:	Climping Campsite, Brookpit Lane, Climping, BN17 5QU
SUBJECT:	CM/57/21/PL Change of use from campsite to 2 No. holiday lets with associated building and landscaping alterations.
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

This proposal is for the change of use of campsite to two holiday lets, with associated building and landscaping alterations. The site is located on Brookpit Lane, an unclassified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility

The applicant proposes to utilise the existing vehicular access, with no alterations to this arrangement. From inspection of local mapping, there are no apparent visibility issues with the existing point of access on to Brookpit Lane. The LHA does not anticipate that the proposed change of use would give rise to a material intensification of movements to or from the site.

Parking and Turning

The applicant proposes a parking area with provision for at least six car parking spaces. For holiday lets, the LHA would expect a parking provision of one parking space per bedroom; therefore, the LHA is satisfied with the proposed parking provision. From inspection of the plans, the parking area is suitably sized to allow for on-site turning to be achievable.

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 developments. Active EV charging points should be provided for the development in accordance with current EV sales rates within West Sussex (Appendix B of WSCC Guidance on Parking at New Developments) and Arun Parking Standards (adopted January 2020). Ducting should be provided to all remaining parking spaces to provide 'passive' provision for these to be upgraded in future. Details of this can be secured via condition and a suitably worded condition is advised below.

Regarding cycles, the plans include a storage building which will be utilised for secure cycle parking. The inclusion of cycle parking helps promote the use of sustainable transport methods in the area.

Sustainability

The site is situated within a relatively rural area that lacks immediate access to services and amenities. However, Littlehampton is within cycle distance of the site, providing a wider range of services for visitors to the proposed holiday lets. Bus stops on the nearby A259 provide regular Coastliner services to Littlehampton and Chichester. Cycling is a viable option in the area.

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:

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.

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Kyran Schneider
West Sussex County Council – Planning Services