

FROM: Ian Gledhill **TO:** Arun District Council
FAO: Ross Leal

SUBJECT: FG/183/17/PL - Change of use of land from permitted B8 storage use & erection of new detached office building (Use Class B1) with access via Hangleton Lane & associated car parking, cycle storage & refuse storage.

Land adj to The Barn, Hangleton Lane, Ferring, West Sussex

RECOMMENDATION:

Advice	☐	Modification	☐	More Information	☒
Objection	☐	No Objection	☐	Refusal	☐

The application seeks the construction of a 377sqm B1a/office building. The application is supported by way of a Transport Statement (TS).

Access is to be taken via Hangleton Lane although it is noted that the access and access road leading to the site falls outside of the application red edging. It is accepted that the access has been in use in association with other permitted uses for some time. The proposal is though anticipated to intensify the use of this. On this basis, details would be sought demonstrating that the access complies with current standards and is suitable to accommodate the additional activity.

With respects to other matters, trip generation has been estimated using TRICS. Such an approach is in principle acceptable, although some of the selection criteria perhaps do not best represent the development. Nevertheless it's accepted that this is a relatively small scale development and as such trip generation would be relatively low and unlikely to result in any capacity issues.

Parking provision has been reviewed against the WSCC Parking Standards. A slight over provision is included, this is understood to be for operational purposes and to meet peak demands arising from staff. Some of the parking is shown as tandem spaces. This approach is considered acceptable as the spaces are to be used only be staff associated with the building.

Consideration is given within the TS towards accessibility by sustainable modes. It's accepted that the site lies within reasonable walking and cycling distance, along with there being access to bus services that operate on the A259 corridor. There are however very limited provisions for walking or cycling along Hangleton Lane. Whilst no specific provisions would be required for cyclists, for pedestrians there are no footways nor is the lane lit. This is recognised as an existing situation but it would be helpful to understand how many additional pedestrian movements are expected as a consequence of this proposal.

Further information would be sought to address the above matters regarding the vehicular access and access for pedestrians.

**Ian Gledhill
Planning Services**