

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Obafemi Okusipe
FROM:	WSCC - Highways Authority
DATE:	3 March 2022
LOCATION:	4 The Pantiles, Ferringham Lane, Ferring, BN12 5NE
SUBJECT:	FG/22/22/PL Change of use of top two floors from treatment rooms to 1 No 1 bed flat and 1 No 2 bed flat. This application is in CIL Zone 4 (Zero Rated) as flats.
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.

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

The proposed seeks the change of use of the top two floors of 4 The Pantiles, Ferringham Lane, Ferring from treatment rooms to 1 x 1 bed flat and 1 x 2 bed flat.

It does not appear that any off-street parking provision is provided for the proposed flats. Using the Arun DC Supplementary Planning Document for Parking Ferring is within parking behaviour zone 2. Therefore, each dwelling would be anticipated to generate the parking demand for 2 spaces per flat.

When assessing parking consideration needs to be given to the existing use. The existing 4 treatment rooms spread across the two upper floors would have generated its own parking demand which would likely have been similar to the proposed use. The existing parking would likely have made use of what appears to be some communal parking within the site frontage, but outside the red edge of this application. It is not clear if residents of the flats will be able to make use of this provision.

The Local Planning Authority may wish to clarify with the applicant where it is anticipated any parking demand will be accommodated. However, the highway network immediately adjacent to the site is maintained privately. It would therefore not be anticipated that any parking implications, if any, would impact upon the local highway network for which West Sussex County Council is responsible for.

The flats should be provided secure and covered cycle storage. This may not be possible given the constraints of the site. The Local Planning Authority should consider if securing such a provision would be achievable in this case.

In conclusion West Sussex County Council does not consider that the proposal would have and an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network for which it is responsible for.

Ian Hayward
West Sussex County Council – Planning Services