

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                      | Arun District Council<br>FAO:A Wood                                                                                                                                                                                                                                                                                                      |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                                                                                                                                                                                                                                                                |
| <b>DATE:</b>                    | 26 February 2020                                                                                                                                                                                                                                                                                                                         |
| <b>LOCATION:</b>                | Hangleton Farm Livery Stables Wadars Animal Rescue Centre Hangleton Lane Ferring BN12 6PP                                                                                                                                                                                                                                                |
| <b>SUBJECT:</b>                 | FG/6/20/PL<br>Development of Animal Rescue Centre, to include new buildings for reception, training & education, cattery, kennels & associated ancillary accommodation, conversion of existing barn into staff accommodation along with driveways, car parking & landscaping. This application is a Departure from the Development Plan. |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                                                                                                                                                                                                      |
| <b>RECOMMENDATION:</b>          | More Information                                                                                                                                                                                                                                                                                                                         |
| <b>S106 CONTRIBUTION TOTAL:</b> | n/a / £ See below for breakdown.                                                                                                                                                                                                                                                                                                         |

The proposal to increase the number of buildings at the existing Wadars site on Hangleton Lane, Ferring has been considered by WSCC as the County Highway Authority. No objection is raised subject to any conditions attached.

Hangleton Lane is a no through road, accessed from the Littlehampton Road (A259) dual carriageway. The lane provides access to both residential and commercial properties, and has a 60 mph speed however; due to the nature of the road it is very unlikely these speeds are experienced. Whilst the lane is narrow in places the frequency of driveways form natural passing places, and due to its straight alignment provides good forward visibility.

The upgrade of the site buildings will see a net increase of 586sqm, and require an increased parking demand from 20 spaces to 34 spaces. Each space must be at least 2.4m x 4.8m to be classed as a usable space. The centre should also provide 1 or 2 disabled spaces in line with MfS (manual for streets) guidance.

Access into the site is currently provided by a single access with railings around its perimeter. The Design and Access Statement proposes to improve this to make turning easier however no plans have been submitted within the application. It is unclear if a minor highway works license will be required. Whilst any improvements are likely to be supported please can the applicant make LPA aware of what these are.

Information provided by the applicant indicates there will be 38 daily trips to the site, with most undertaken outside of the network peak hours. During the peak hours there are likely to be 7 trips in the AM peak which equates to 1 movement

every 8 minutes, and 6 trips in the PM peak which equates to 1 movement every 10 minutes. Visitors to the site have not been included in the trip analysis however this would be for trips to visit animals for adoption, which would be managed by the centre.

Whilst this proposal will see an increase in use, the actual trips associated with the new buildings are not considered high enough to cause any highway safety or capacity issues.

It is noted cycle storage will be provided, to give staff and visitors the option to cycle to the site. There are pedestrian/cycle crossing facilities close to the site providing a link to the national south coast cycle route 2, which is in line with NPPF guidance to support sustainable travel. There are also bus stops located close by on the A259.

Waste collection vehicles will operate on a higher level due to the nature of waste which will be created. Approximately there will be 5 trips for waste collection in varying sized vehicles. If a refuse vehicle is required to enter the site, the car park must be able to accommodate the turning of this size of vehicle. Swept path diagrams will be required to show how this will occur as this is a no through road.

A construction management plan will be required to ensure this process is managed effectively to ensure the safe operation of the highway.

The Local Highway Authority 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, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

**Alison Meeus**

### **West Sussex County Council – Planning Services**

#### **Construction Management Plan**

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,

- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

#### 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 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.

#### 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.

#### Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call [REDACTED]  
[REDACTED]

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>