

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                                 |                                                                                                                                                                                                                                                                                                                        |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                      | Arun District Council<br>FAO:Andrew Wood                                                                                                                                                                                                                                                                               |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                                                                                                                                                                                                                                              |
| <b>DATE:</b>                    | 9 June 2021                                                                                                                                                                                                                                                                                                            |
| <b>LOCATION:</b>                | Tudor Close<br>Ferringham Lane<br>Ferring<br>BN12 5NQ                                                                                                                                                                                                                                                                  |
| <b>SUBJECT:</b>                 | FG/87/21/PL<br><br>1 No. new unit in roof space plus reconfiguration of approved dwellings & other changes including retention of flat roof extensions and new dormers to courtyard elevation (revised application further to permission granted under FG/105/20/PL). This site is in CIL Zone 4 (Zero Rated) as flat. |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                                                                                                                                                                                    |
| <b>RECOMMENDATION:</b>          | Advice                                                                                                                                                                                                                                                                                                                 |
| <b>S106 CONTRIBUTION TOTAL:</b> | n/a                                                                                                                                                                                                                                                                                                                    |

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

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

The site is located and accessed via Ferringham Lane which is privately maintained road, subsequently these comments are for your advice only.

The principle of this application has been approved under FG/105/20/PL. The proposed site plan does not demonstrate the full parking layout. While one additional unit and the re-configured units from 1 to 2 bedroom would not alter the amount of parking provision required for the development, details of the parking spaces should be demonstrated on a revised plan or secured via planning condition included below.

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.

### 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 109), and that there are no transport grounds to resist the proposal.

### Conditions

#### *Car parking space (details required)*

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. 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.

**Anastasia Toleva**  
**West Sussex County Council – Planning Services**