

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council (ADC) FAO: Anita Gardner CC:
FROM:	WSCC - Highways Authority
DATE:	16 ^h June 2022
LOCATION:	Wicks Farm The Glasshouse Ford Lane Ford BN18 0DF
SUBJECT:	F/4/22/PL Provision of 14 No staff accommodation units for 56 people and welfare facilities for a minimum of 3 years. This site is in CIL Zone 3 (Zero Rated) as other development.
DATE OF SITE VISIT:	Site/ area known to officer
RECOMMENDATION:	No Objection/advice
S106 CONTRIBUTION TOTAL:	

Section 1 – Report Introduction/ Background

- 1.1 The Local Highway Authority (LHA) has been consulted on the above application with regards to any highway safety or capacity concerns.
- 1.2 The application is for 14 staff accommodation units for 56 employees, on a temporary basis for 3 years. There are no changes to access via the main recently improved access from Ford Lane, or to the level of commercial use/size on the site under this application.
- 1.3 The employment use of the land has already been considered in terms of vehicle trip rates under the previous applications; therefore, the addition of live on site units is likely to reduce AM and PM peak hour movements to and from the site and using the access onto Ford Lane for employee movements.
- 1.4 Cycle parking has been shown. No parking spaces have been provided. It is likely that some of these employees will own vehicles. However, this parking will take place on private land off the adopted highway network. It is suggested that some parking for the units is conditioned under the planning application.

Section 2 - Summary & Conditions

- 2.1 The Local Highway Authority would not consider that the 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.

2.2 The following conditions should be added to any grant of planning consent.

1. *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.

2. *Parking - 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 use.

Reason: To provide car-parking space for the use.

**Emma Avis (MCIHT) – Senior Transport Planner
Planning Services**