

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                                 |                                                                                                                                                                              |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                      | Arun District Council<br>FAO: Maria Tomalova                                                                                                                                 |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                                                                                                    |
| <b>DATE:</b>                    | 4 January 2021                                                                                                                                                               |
| <b>LOCATION:</b>                | Plumb Pudding Barn<br>Maggie's Meadow<br>Hoe Lane<br>Flansham<br>PO22 8NS                                                                                                    |
| <b>SUBJECT:</b>                 | Y/137/20/PL<br>Change of use of existing barn to proposed live work unit, erection of horse stables & sand school. This site is in CIL Zone 3 and is CIL Liable as dwelling. |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                                          |
| <b>RECOMMENDATION:</b>          | Advice                                                                                                                                                                       |
| <b>S106 CONTRIBUTION TOTAL:</b> | n/a                                                                                                                                                                          |

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Planning Services should be considered to be advice only, with respect to this planning application.

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.

### Site Background

The proposal is for the change of use of a barn to worker accommodation, with the construction of stables and sand school.

This application site is found on a private road. The nearest found publicly maintained highway is Hoe Lane, an unclassified road subject to a 30-mph speed limit. The applicant may wish to communicate with the owner of the road before any works begin.

### Access

The application site is found on a private road. As such the following comments are for your guidance only. With the nature of Hoe Lane, the LHA will consider the impact of the proposal on the nearest 'junction' to the publicly maintainable highway. This is found at Hoe Lane.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury collisions within the vicinity of the Hoe Lane. Therefore, there is no evidence to suggest that the existing 'junction' access is currently working unsafely.

With all the above considered, the LHA would not expect that the proposal would generate a highways safety concern at the existing 'junction'.

#### Vehicle Parking

The application site is located at distance from any publicly maintainable highway along a private road. As a result, any parking displacement caused by the development is to be considered an amenity issue and should be resolved by the Local Planning Authority (LPA).

The Applicant propose a parking provision of 8 space(s). 2 parking spaces for the workers accommodation and 6 parking spaces for the sand school and stables.

To summarise the LHA raises no concerns over the Vehicle Parking.

#### Cycle Parking

The applicant has proposed a NIL cycle parking provision, the LHA advises the Local Planning Authority (LPA) that if they deem cycle parking justifiable then the applicant should show this in the form of lockable covered storage. Details of which can be secured with a suitably worded condition found below.

To summarise the LHA raises no concerns over the Cycle Parking.

#### Electric Vehicle (EV) Parking

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 homes. 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.

*The LHA advises the LPA that if they are mindful to permit the above application than to attach the following conditions:*

#### Conditions

##### 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.

**Stephen Garrard**  
**West Sussex County Council – Planning Services**