

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	8 April 2021
LOCATION:	Plum Pudding Barn Hoe Lane Flansham PO22 8NS
SUBJECT:	Y/33/21/PL Conversion of existing barn to 1 No. residential dwelling with associated parking (resubmission following Y/137/20/PL). This site is in CIL Zone 3 & is CIL Liable as new dwelling.
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 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.

The applicant proposes to convert an existing barn to a residential dwelling.
(Resubmission of Y/137/20)

The site is located on a private road.

The LHA wishes to inform the applicant that the access track benefits from the presence of a Public Right of Way (PRoW). The works proposed do not affect the PRoW; however, the applicant may wish to consult WSCC Public Rights of Way Team, to see if any underlying issue that may arise. Please contact the Team on [REDACTED]

The applicant has provided 2 parking spaces as per required by the Arun parking calculator requires. Though any parking displacement would be considered an amenity issue due to the site being located a distance from any maintained highway.

Cycle Parking is to be provided to Manual for Streets (MfS) guidance.

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. The applicant is

advised that for dwellings with a garage or driveway, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards (adopted January 2020). 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 then to attach the following conditions:

Parking

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall always thereafter be kept 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 the approved site plan.

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