

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: M Tomolova
FROM:	WSCC - Highways Authority
DATE:	25 June 2021
LOCATION:	Paddocks Days Lane Arundel BN18 0TA
SUBJECT:	AL/62/21/PL Part change of use from C3 residential dwellinghouse to Class E ancillary office space (ancillary to school) and change of use of former garage building to Use Class F1, associated with existing school.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a / £ See below for breakdown.

The above proposal has been considered by WSCC as the County Highway Authority (CHA). No objection is raised subject to any conditions attached.

Location & Access

The site is located on Days Lane a 'D' restricted 60mph no-through road, which terminates just before the A27 strategic network. Access into the A27 is only possible on foot via a section of stepped footway which links into a footway leading to the entrance of another property known as the Coach House. Given its rural nature and limited access the road is lightly trafficked and speeds of around 20 mph are most likely. As the site is currently a residential dwelling, the driveway access will be retained, and 5 parking spaces will be created.

There will be an increase in pupils and staff because of the changes, and as such the additional parking on site, (5 spaces) will help to accommodate this and provide parking 24 hrs a day for shift workers. Most children who attend the school on a daytime basis, car share or are transported to the school via WSCC transport. Should staff wish to cycle to work, some storage could be provided if not already in place, and would need to be installed on a needs basis.

Construction

All construction traffic associated with the changes will need to be kept on site to ensure that Days Lane is not obstructed in any way, as it is a rural road it is narrow in places and the impact on users of the public highway for both walking and driving should not be made unsafe.

Summary

In summary the changes proposed to the site will not generate an increase in vehicle movements which are considered to cause significant highway safety or capacity impacts and as such no objection is raised.

Alison Meeus
West Sussex County Council – Planning Services

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

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.