

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 17/12/2008

**FROM: Jamie Brown TO: Arun District Council
FAO: Susan Leeson**

SUBJECT: AL/91/08/ - Conversion of redundant farm building to 1 x residential unit

Barn to the West of, The Bungalow, Sack Lane, Lidsey, West Sussex

CONSULTATION DATE: 06/11/2008

RECOMMENDATION:

**Advice
Objection**

X

**Modification
No Objection**

**More Information
Refusal**

TAD contribution: £ N/A

The Highway aspect of 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 Local Development should be considered to be advice only, with respect to this planning application.

West Sussex County Council has been consulted on this application and considers issues of highway safety, capacity and ecology.

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.

The proposal is for the conversion of the redundant farm building to form a residential unit with access onto Sack Lane via an existing access point. Vehicular parking is within the WSCC maximum car parking standards. The applicant should ensure that there is secure and covered cycle parking within the property prior to any occupation. Cycle parking should equate to one cycle per bedroom.

From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto Sack Lane. In principle, it is unlikely that there would be any issues with this proposal. A number of dwellings are already served from Sack Lane and whilst a small increase in vehicle movements may occur, it is unlikely that any adverse impacts will result from this proposal.

The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal.

No ecological objection subject to the following informative being applied to any permission.

Any approval of planning permission would be subject to the following conditions:

Cycle parking

No dwelling, hereby approved, shall be occupied until covered secure cycle parking spaces have been provided in accordance with a detailed construction plan to be submitted to and approved by the planning authority.

Reason – To provide alternative travel options to the use of the car in accordance with PPG 3 and Dev4 of WSCC Structure Plan.

INF8

West Sussex County Council as Highway Authority would remind applicants that they may have to provide on the application site; areas for the parking and unloading of vehicles, temporary contractor buildings, plant and stacks of materials as the use of the adjacent public highway for these purposes may not be acceptable under the terms of the Highways Act.

INFORMATIVE

The applicant is advised that should protected species be present work must stop and Natural England informed. A licence may be required from Natural England before works can recommence, Natural England will advise.

Jamie Brown
Local Development