

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	WSCC - Highways Authority
DATE:	2 December 2019
LOCATION:	The Cottage Piggeries Church Lane Barnham PO22 0DB
SUBJECT:	BN/105/19/PL Application for removal of condition no. 2 imposed on planning permission BN/47/19/PL relating to occupation of replacement mobile home.
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 site has a complex planning history which has included Local Highways Authority concerns pertaining to applications which resulted in the intensification of use of the site access point onto Church Lane.

Within the planning history it has been established that the site access point has at times served two dwellings. This has been accepted by the Local Highways Authority.

This most recent proposal seeks the removal of condition 2 of planning permission BN/47/19/PL. Permission BN/47/19/PL permitted the partial demolition of the existing structures and erection of a new dwelling, including the replacement of a mobile home on site. No highways concerns were raised on the basis that the proposal did not result in the site access point serving more than 2 dwellings. This was due to the applicant detailing that both the proposed dwelling and retained mobile home would be used only for the enjoyment of one family.

Condition 2

- 2 The replacement mobile home and the new dwelling shall be occupied together by a single gypsy or traveller family unit (as defined by Annex 1 to the Government's Planning Policy for Traveller's sites) and there shall be no subdivision of the site or occupation of either the mobile home or dwelling by persons unrelated to each other.

Reason: To maintain an adequate provision of Gypsy and Traveller sites in the District and to prevent a material intensification of the use of the existing substandard access onto Church Lane in accordance with Arun Local Plan policies T SP1 & H SP5, the National Planning Policy Framework and the Planning Policy for Traveller's sites.

The applicant now wishes to have this condition removed. The Local Highways Authority is concerned that this will effectively constitute the site providing access to three independent units of accommodation on the site. This could constitute a material intensification of use of the access point and thus require the applicant to demonstrate the access is 'safe and suitable' in terms of geometry and visibility. The applicant has not provided any plans demonstrating this.

However the Local Highways Authority has to take into consideration the actual trip increase that may result after the removal of the condition. In this case the retained smaller static unit is permitted and is to be lived in by a family member of the approved dwelling. This will likely result in some trips being shared between the units, however it's also not unreasonable to conclude that even without the occupancy condition the actual trip rate of this static unit would not be significantly different to that if the occupancy condition remained.

In addition Manual for Streets 2 Paragraph 10.5.9 states that the Y distance of any visibility splay should be based on the recommended SSD values. However, based on research, unless there is local evidence to the contrary, a reduction in visibility below recommended levels will not necessarily lead to a significant problem.

I have checked the most recently available verified accident records, which reveals there have been no personal injury accidents in the vicinity of the existing point of access.

On balance the Local Highways Authority are minded to conclude that it would be difficult to substantiate that the proposal will result in a material intensification of use at the access point onto Church Lane. Therefore does not consider that the proposal to remove condition 2 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.

Ian Hayward
West Sussex County Council – Planning Services