

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	Highways, WSCC
DATE:	26/07/2018
LOCATION:	The Cottage Piggeries, Church Lane, Barnham, West Sussex, PO22 0DB
SUBJECT:	BN/19/18/PL Erection of 1 No. dwelling & separate single storey double garage. This application is a Departure from the Development Plan. More information.
DATE OF SITE VISIT:	04/07/2018
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was consulted previously on Highway Matters for this application and provided a response dated 04/07/2018 raising an objection on the basis that the proposal represented a material intensification of use of the sub-standard point of access with Church Lane.

The proposal will result in the access point serving the dwelling subject of this application and a mobile home as approved under BN/22/11. This mobile home has conditional consent for 1 linked touring pitch.

Subsequently the applicant has provided more information detailing the historic use of the access point.

Evidence has been submitted that demonstrates, to the satisfaction of the Highways Authority, the access point in question could have been used by two dwelling, namely Sandon & the mobile home on site as approved under BN/22/11, up to January 2013. At which time Sandon sacrificed its access rights. In addition under BN/22/11 the Local Highways Authority accepted that the site historically could have generated independent vehicular activity.

The Local Highways Authority has sought 10 years' worth of personal injury accident data and this reveals there has been no reported personal injury associated with this access point during this time.

In conclusion the Local Highways Authority is minded to accept that the proposed will not result in a vehicular material intensification of use, over and above what the access point could have generated at times during the past 10 years. As such it is not considered that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority is minded to grant planning consent the following conditions would be advised:

Garages

The garage building shall be used only as private domestic garages for the parking of vehicles and cycles incidental to the use of the properties as a dwelling and for no other purposes.

Reason: To ensure adequate off-street provision of parking in the interests of amenity and highway safety and to provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

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 contractor 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.

Ian Hayward
West Sussex County Council – Planning Services