

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	Highways, WSCC
DATE:	23/11/2018
LOCATION:	Land North of Sunnyside Cottage, Yapton Road, Barnham
SUBJECT:	BN/48/18/PL Removal of existing building and erection of two new dwellings .
DATE OF SITE VISIT:	
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 Local Development 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 LHA has previously commented upon an application at this location under BN/22/18 which sought prior notification for the change of use of the greenhouses to two residential dwellings. No highways safety concerns were raised in relation to the proposal based upon the following observations, these comments are anticipated to be relevant to this most recent submission.

In principle, we would not foresee any issues with this proposal. A number of uses are already served from the access road and a material increase in vehicular movements would not be anticipated, it is considered unlikely that any adverse impacts will result from this proposal. Several dwellings are served via this access, the existing agricultural use as a nursery would have generated a certain number of vehicular movements, as do the caravan site and B8 storage uses and there is evidence that an equine use functioned here.

Vehicular parking spaces have been demonstrated by the applicant, 5 parking spaces are proposed, although there appears space for further parking within the red edge curtilage of the site. Overflow parking would not be anticipated to occur on the Publicly Maintained Highway.

Weight is given to the fact that associated delivery and agricultural vehicles have used this access for the nursery use and have done so safely with no known highways safety concerns. C3 residential uses are considered to be less intensive than agricultural, therefore the proposal is considered acceptable in highway terms.

Should planning consent be obtained, the LHA advise the following condition.

Car parking space (details approved)

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 thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Jodie Wilkes

West Sussex County Council – Planning Services