

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Ms M Tomalova
FROM:	WSCC - Highways Authority
DATE:	1 October 2019
LOCATION:	Barnham Court Farm, Church Lane, Barnham, PO22 0BP
SUBJECT:	BN/73/19/PL Change of use of The Little Yard to independent dwelling & the stationing of up to 4 No. Shepherd Huts to be used as tourist accommodation. This application affects a Public Right of Way, may affect the setting of a listed building & affects the character & appearance of the Church Lane, Barnham Conservation Area.
RECOMMENDATION:	Advice

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.

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been consulted on proposals for change of use of existing tourist unit (The Little Yard) to independent dwelling and erection of 4 x huts to be used as tourist accommodation. The site is accessed adjacent privately maintained lane. The nearest publicly maintained highway is at Church Lane to the east, no through unclassified rural lane. Traffic levels are anticipated to be light and vehicle speeds low in this location.

The LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents in the vicinity of the site. There is no evidence to suggest that the road layout in the area has been operating unsafely.

The Little Yard is currently 2-bedroom tourist unit with courtyard and space for 2 x cars. Access is shared via main farm access. Anchor Hold building to the east is independent dwelling and Paddock Barn to west is 3-bedroom tourist unit. Whilst plans of parking arrangements have not been provided local mapping indicates there is sufficient space to accommodate this for existing and proposed change of use. The LHA does not raise a highway safety or capacity concern with the proposed change of use from tourist accommodation to independent dwelling.

New Tourist Accommodation

Three sites are proposed to house the 4 x tourist accommodation huts. These are in woodland/ pasture/ paddock land accessed via privately maintained rural tracks.

Public Right of Way (PROW) no 200/1 borders the Marlhole Wood site and WSCC PROW team have been consulted separately. The plans indicate a parking space per site, it should be ensured that use of this does not impact on the PROW. The siting of the tourist accommodation units and associated traffic is not anticipated to result in a highway safety or capacity issue to the public highway network.

Considering the nearby PROW, cycleway and leisure uses associated with rural tourist accommodation the Local Planning Authority (LPA) may wish to secure a condition for bicycle storage.

The Local Highway Authority does not consider that the proposal 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.

Katie Kurek
West Sussex County Council – Planning Services