



building to 2 No. dwellings. No highways concerns were raised and consent was granted by the Local Planning Authority. Subsequently consent was sought for a similar development under CM/28/16/PL. From inspection of my records the Local Highways Authority was not consulted on this application. CM/28/16/P was refused by the Local Planning Authority but not on highways grounds.

This latest application seeks conversion of Kents Yard former agricultural buildings to form two dwellings and is a resubmission of the refused CM/28/16/PL.

### **Access**

The dwellings would be served via the existing crossover onto Crookthorne Lane which has been in operation for some time. There are no known issues with the use of this access. As no intensification of use is anticipated, there would be no expectation for this proposal to give rise to any highway safety concerns.

The site is recognised as having a permitted agricultural use. In considering the change of use the potential vehicle movements from the permitted use is a material consideration. In light of the scale of the permitted and proposed development, it is not considered that traffic generation would significantly vary between the two. It is not considered that this proposal could be resisted on the basis of traffic generation.

### **Parking**

Each dwelling would be allocated two off street car parking spaces. The site plans provided demonstrate how the hardstanding turning area is large enough to accommodate at least two additional vehicles with extra room for disabled access. The on-site vehicle parking provision would be considered adequate to meet the need of the development.

The site plans provided also demonstrate appropriate secure and covered cycle parking facilities.

### **Conclusion**

The LHA does not consider that the proposal for two dwellings would have '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 LPA are minded to grant planning consent the following conditions would be advised:

#### *Car parking space*

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

### *Cycle parking*

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved site plan. This facility shall thereafter be retained at all times for their designated purpose.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

**Ian Hayward**  
**Planning Services**

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**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) [<mailto:planning.responses@arun.gov.uk>]  
**Sent:** 23 June 2017 16:04  
**To:** SU Local Development  
**Subject:** Planning Consultation on: CM/19/17/PL

To: **WSCC( ROW/Strategic/Highways)**

### **NOTIFICATION FROM ARUN DISTRICT COUNCIL**

**Town & Country Planning Act 1990 (as amended)**

**Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission**  
**Planning Permission**

**APPLICATION**                      **CM/19/17/PL**  
**NO:**

**Registered:**                      22nd June  
                                                 2017

**Site Address:**                      Kents Yard Brookpit Lane Climping BN17 5QT

**Grid Reference:**                      500700 101771

**Description of Works:**                      Conversion of former agricultural buildings to form two dwellings (Revised design). Resubmission following CM/28/16/PL. This application affects the setting of a Listed Building.

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The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

**Should you have any comments to make, these should be sent by replying to this email by 27-JUL-17.**

You can also monitor the progress of this application through the Council web site:  
[www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)

**Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.**

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards  
Planning Officer

consultee\_email

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<http://www.arun.gov.uk>

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DX 57406 Littlehampton

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