

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Andrew Wood
FROM:	Highways, WSCC
DATE:	06/12/2018
LOCATION:	The Barn, Grevatts Lane, Climping, BN17 5RE
SUBJECT:	CM/33/18/PL Replacement dwelling.
DATE OF SITE VISIT:	N/A
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.

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.

This proposal is the replacement of existing 1-bedroom dwelling with a 3-bedroom dwelling. The site is located on a privately maintained track subject to National Speed Limit. The nearest publically maintained highway is approximately 25m north of the site at the junction with Grevatts Lane, an A-classified road subject to a speed limit of 40mph.

The proposed replacement dwelling will utilise the existing access onto the private lane which is shared with Ways Meet Cottage. No alterations to the existing access are proposed. Visibility onto Grevatts Lane appears sufficient for the anticipated road speeds. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been recorded injury accidents within the vicinity of the junction however these were not as result of the road layout in this location. Therefore there is no evidence to suggest that the existing junction is operating unsafely or that a replacement dwelling would exacerbate an existing safety concern. This proposal is not anticipated to result in a material intensification in use of the junction onto Grevatts Lane.

The site benefits from an existing double garage/carport and no alterations to the existing parking arrangements are proposed. The WSCC car parking demand calculator expects that this is a sufficient parking provision for a dwelling of this size and location.

Conclusion

The LHA does not consider that the proposal for a replacement dwelling would have 'severe' impact 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.

Nicola Fry
West Sussex County Council – Planning Services