

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:
FROM:	WSCC – Highways Authority
DATE:	28 January 2025
LOCATION:	Newhouse Farm Barns, The Mill Studio, Ford Lane, Ford, BN18 0EF
SUBJECT:	F/2/25/PL Change of use (conversion) of Studio 2 to residential accommodation to include its ancillary facilities including a new porch connecting to existing dwelling. This application is in CIL Zone 3 and is CIL Liable as a new dwelling.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This proposal is for the change of use (conversion) of Studio 2 to residential accommodation to include its ancillary facilities including a new porch connecting to existing dwelling. The site is located on a private track, consequently these comments are for your advice only.

Part of the private track is maintained as Public Footpath no. 200_3 and Public Footpath no. 200_4 crosses the access point for the property.

There are no proposed changes to the current access which is via a private track which adjoins the public highway at Ford Road, a C-classified road subject to a speed restriction of 40 mph in this location. This proposal is not anticipated to result in an increased intensification of use on the existing access.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals two recorded collisions within the vicinity of the site. However, these was not attributed to the use of the existing access. Therefore, there is no evidence to suggest the site access has been operating unsafely, or that its continued use would exacerbate an existing safety concern.

Four car parking spaces will be retained which should provide sufficient parking provision for the main dwelling and annexe. From inspection of the plans, the parking area is suitably sized and on-site appears achievable.

The LHA does not consider that this 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 116), and that there are no transport grounds to resist the proposal.

Liz Corcoran
West Sussex County Council – Planning Services

WSSC Highways response

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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Subject: Response To Application Number F/2/25/PL at Newhouse Farm Barns The Mill Studio Ford Lane Ford BN18 0EF

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Please could the attached response be distributed to the relevant case officer.

Regards

Liz Corcoran

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to
[REDACTED] but the responding officer can be contacted directly via
email if there are any questions relating to this response.

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