

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 23/02/2011

FROM: Jamie Brown

**TO: Arun District Council
FAO: S. Leeson**

SUBJECT: WA/12/11-Single storey Pre-school

Land adj. to Walberton Village Hall, The Street, Walberton, West Sussex

CONSULTATION DATE: 21/01/2011

RECOMMENDATION:

**Advice
Objection**

X

**Modification
No Objection**

**More Information
Refusal**

X

S106 contribution: £N/A

The Highway aspect of 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.

West Sussex County Council has been consulted on this application and considers issues of highway safety, capacity, archaeology and architecture. No concerns from the highway and architectural perspective, however further information would be requested in order to make a recommendation from the highway point of view.

Highways

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.

Further information would be requested on parking opportunities within the immediate vicinity. It is assumed the existing village hall car park will be utilised for dropping off of children. Further details of the pre-school arrival and departure times in comparison with the junior school in order for us to be satisfied the combined usage will not result in congestion with nearby main road through the village.

In order to obtain this information a Parking Capacity Survey should be conducted, this would need the applicant to demonstrate that the total number of parking spaces available, either through provision of off-street parking spaces, on-street spaces (on or off the public highway) or a combination of both, is sufficient to accommodate the expected number of vehicles at the proposal. If some or all vehicles are expected to park on the public highway, then the applicant will need to demonstrate, using a car parking capacity survey, that there is sufficient available space to accommodate the expected number of vehicles. Guidance on the County Council's approach to residential parking and car parking capacity surveys can be found on our website.

In addition the applicant will need to submit a Travel Plan which would need to include, details of the existing development, the proposed development, expected increase in vehicular activity, measures to encourage the use of transport needs other than private cars and public transport opportunities in the local area.

Architecture

This proposal is a modern design that reflects its proposed use. It does not propose to reflect traditional architectural style in this locality. Its scale and position will not be problematic in this location.

Archaeology

The application site lies just outside known 18th-century or earlier property plots in this part of the historical settlement core of Walberton (within which ancient archaeological features should be expected to exist), situated in what appears to have been formerly a field.

With regard to presently unknown buried archaeological remains, e.g. of prehistoric, Roman or Anglo-Saxon date: - as a single-storey building of modest plan area, construction of the proposed pre-school should not involve very substantial or extensive foundation or landscaping works, and associated ground disturbance, that would cause major damage to such remains.

Conclusion : No anticipated significant archaeological implications.

Jamie Brown

Local Development