

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Harry Chalk
FROM:	WSSC – Highways Authority
DATE:	7 May 2026
LOCATION:	Choller House Farm Barnham Lane Walberton BN18 0AX
SUBJECT:	WA/36/26/PD Prior approval under Schedule 2, Part 3, Class Q for the conversion of existing 7 agricultural buildings into 9 No dwelling houses.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

WSSC as the County Highway Authority (CHA) has considered the prior notification application for the conversion of the existing agricultural dwellings into 9 residential dwellings.

Access

The site is located at the end of a private access track, approximately 260m long and 3.7m in width. The track provides a very straight line of sight from Barnham Lane a 'C' classified 40mph rural road which forms part of the public highway network. The access to the lane is located on the outside of a bend which provides good visibility and is also traversed by a shared use cycle path that runs from Walberton to Barnham. WSSC would advise that vegetation here is kept to under 0.6m to ensure cyclists/pedestrians can be seen and they can see vehicles using the lane. We would also advise given the length and width of the track that passing places should be provided at intervals which allow for inter-visibility.

As this is a private track, and these comments are advisory.

Trips

In terms of any intensification of use, given the site will provide 9 dwellings the likely trips generated from the development will be more consistent than that of its previous use as agricultural buildings. As such it is estimated that 9 dwellings would create a general trip rate of 5 two-way vehicle trips a day which would equate to 45 daily trips with 10% being in the AM/PM peak equating to 4.5 two-way trips. This is not considered to cause any highway safety or material capacity impacts.

Car / Cycle Parking & EVC

The applicant will need to check the car & cycle parking standards for new residential developments using the Arun District Council supplementary parking guide. This development is in parking behaviour zone 1, and recommends that 2,3, & 4 bed properties should have 2 parking spaces per dwelling, and over this there should be 3 spaces provided.

Construction

Given the access is privately owned WSCC offer this information in an advisory capacity. Prior to any commencement of development, any construction related traffic visiting the site need to be able to enter, turn and exit in forward gear. Plans initially indicate this would be ok.

Alison Meeus
West Sussex County Council – Planning Services

Alison Meeus

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to

██ but the responding officer can be contacted directly via email if there are any questions relating to this response.

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