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From: [REDACTED]

Sent: 26 November 2019 11:27

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Response To Application Number Y/106/19/L at Stakers Farm North End Road Yapton BN18 0DU

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

Regards

Jamie Brown

If you wish to reply to this email, please contact the officer directly.

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	26 November 2019
LOCATION:	Stakers Farm North End Road Yapton BN18 0DU
SUBJECT:	Y/106/19/L Listed building consent for conversion of & alterations to existing barns to create 3 no. dwellings, erection of car barns & stores, a replacement pump house, demolition of barn, associated landscaping & parking.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	N/A

Summary and Context

The proposals will be accessed from North End Road a "B" class road which is located centrally within Yapton, the road serves a number of residential properties and a school to the north. The road is subject to a 30 mph speed limit. The application would result in the conversion of 3 barns to 3 dwellings. The proposals are supported by way of a Technical Note (TN) which includes Trip Rate Information Computer System (TRICS) data.

Access and Visibility

The site does have an existing vehicular access onto North End Road, no modifications are proposed to the existing access arrangements. The access serves Stakers Farmhouse as well as Stakers Farm. The access is considered to be of sufficient geometry to accommodate the anticipated level of vehicular activity. Sightlines along North End Road from the existing point are considered acceptable with 43 metres in line with Manual for Streets (MfS) Parameters achievable.

A review of the access onto North End Road indicates that, there has been 1 'Serious' collision within the last 3 years approximately 20 metres from the access however this is not considered to be related to the access and there is no evidence to suggest that the access and local highway network are operating unsafely.

Capacity

Within the TN the applicant has provided a comparison on the traffic the proposal will generate over the existing use and proposed uses, this has been undertaken via the TRICS database. The report concludes that there will be a small increase in traffic movements over the existing uses. However the LHA consider this will not constitute a material increase in traffic movements over the existing use. From a capacity perspective we are satisfied the proposal will not have a severe residual impact.

Parking

The proposed parking is considered acceptable with 12 spaces proposed and in line with the LHA's latest parking standards from August 2019. 2 of the 12 spaces will be for electric vehicle parking. The remaining spaces will have the relevant infrastructure included below the ground to allow conversion in the future if required. We are aware that parking does occur along North End Road, especially during pick up and drop off time at the nearby school. There are no restrictions in place to deter parking however. Whilst it is not inconceivable that this development could add to on-street parking demands, given the number of parking spaces proposed the likelihood of additional on-street parking as a result of this proposal should be reduced.

Sustainability

The site is located centrally within Yapton and is considered to allow sustainable travel within a relatively short walking distance. Outside of the site there are existing footways which lead north and south of the site, the area does benefit from street lighting. Bus stops are located to the east of the site, one in North End Road and the second further along the B2233 which is served with a shelter. There are also bus services from Yapton village hall further to the east.

The Nearest Rail service is located 1.2 miles North West of Bonhams Field in Barnham, this is reachable via bus which is a 16 minute journey and on foot approximately 24 minutes. Barnham station operates with regular services to Bognor, Brighton, Portsmouth and London Victoria, which offers an alternative to the use of a car for commuting. Road speeds are considered conducive to cycle this route to Barnham, however the road is of a more rural nature and not serviced with street lighting columns therefore more experienced cyclists would be able to cycle to the train station or for shorter commuting.

Conclusion

Based on the information submitted with the TN, the LHA does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 109), and that there are no transport grounds to resist the proposal.

Any approval of planning consent would be subject to the following condition:

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

Jamie Brown
West Sussex County Council – Planning Services