

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Arun District Council FAO: Amber Willard
<b>FROM:</b>	WSSC – Highways Authority
<b>DATE:</b>	13 April 2025
<b>LOCATION:</b>	Stakers Farm North End Road Yapton BN18 0DU
<b>SUBJECT:</b>	Y/15/25/PL Conversion of and alterations to existing barns to create 3 No. dwellings. Erection of car barn, demolition of existing buildings and associated landscaping, and parking and erection of new garage/workshop for Stakers Farmhouse, and upgrading of access track. This application affects the character and appearance of the Main Road/Church Road, Yapton Conservation Area and is in CIL Zone 2 and is CIL Liable as new dwellings.
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	No Objection

West Sussex County Council (WSSC), in its capacity as Local Highway Authority (LHA), have been consulted on the above full application Y/15/25/PL to assess any highway safety and capacity implications of the proposed development. The application is supported by way of a Planning Statement / Design and Access Statement (DAS) and associated plans.

### Site Context

The application site is located to the rear of ‘Stakers Farmhouse’ and comprises agricultural buildings / barns. The development proposals are for conversion and alterations to existing barns to create 3 No. dwellings with associated parking and landscaping. The development mix comprises 2 x 4-bed dwellings and 1 x 3-bed dwelling. The site was previously subject to several planning applications Y/105/19PL, Y/106/19/L, Y/107/21/PL, Y/108/21L for similar proposal for which no highway objection was raised.

### Access and Visibility

The site is accessed from B2132 North End Road a “B” class road which is located centrally within Yapton. The road serves several residential properties and a school to the north and is subject to 30 miles per hour speed restriction. The existing access arrangements will be retained for proposed uses with no modifications proposed. The access is of sufficient geometry to accommodate the anticipated level of vehicular activity. Sightlines along North End Road from the existing access point are considered acceptable with 43 metres in line with Manual for Streets (MfS) parameters achievable.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals single incident of slight injury accident 200 metres north of the site; however, this is not considered to be related to the access. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

### **Parking and Turning**

The applicant proposes to utilise the existing driveway for vehicular parking. The site lies within parking behaviour zone (PBZ) 1 and a 4-bed dwelling requires 3 spaces, and a 3-bed dwelling requires 2 spaces. Therefore, there is a requirement of 8 nos. car parking spaces in accordance with the required standards. The applicant proposes to provide a total of 15 car parking spaces. From inspection of the plans, there appears to be sufficient space within the driveway for this parking demand to be accommodated. The access is of sufficient width for delivery and servicing to be carried out on site.

Safe and secure cycle parking spaces must be provided. Cycling is a viable option in the area and the LHA would like to see secure and covered cycle parking provision being implemented if there is space within the site to accommodate this. The inclusion of cycle parking helps promote the use of sustainable transport methods.

### **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.

### **Trip Generation and Highway Impact**

No vehicular traffic generation information has been provided with the current application. However, from experience of other similar proposals, the LHA recognise that the existing agricultural land use will generate greater vehicular movements compared with residential schemes. Therefore, there is no expectation for the proposed residential scheme to give rise to any increase or material change in the character of traffic in the vicinity of the site.

### **Conclusion**

The Local Highway Authority (LHA) do 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 (NPPF), paragraphs 114-117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) minded approving the application, the following conditions should be applied:

#### *Car Parking*

No part of the development shall be first occupied until car parking spaces have been constructed in accordance with the approved site plan. These spaces shall thereafter be always retained for their designated purpose.

Reason: To provide car parking spaces for the use.

*Cycle parking*

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

**Roopa Bilichodmath**  
**West Sussex County Council – Planning Services**

**From:** Nicola Oktay on behalf of Planning.Responses  
**Sent:** 14 April 2025 11:53  
**To:** Planning Scanning  
**Subject:** FW: Response To Application Number Y/15/25/PL at Stakers Farm North End Road Yapton BN18 0DU  
**Attachments:** Response\_Y-15-25-1.pdf

WSCC Highways response

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**From:** [REDACTED]  
**Sent:** 13 April 2025 21:25  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** Response To Application Number Y/15/25/PL at Stakers Farm North End Road Yapton BN18 0DU

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Regards

Roopa Bilichodmath

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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