

Bronte Welham

From: Daun Johnson on behalf of Planning.Responses
Sent: 10 July 2017 09:47
To: Planning Scanning
Subject: FW: Y-33-17
Attachments: image001.emz; image002.emz; image003.emz; image006.emz; image008.emz; image010.emz

Please upload email to Y/33/17/PL as consultee response

Sent: 07 July 2017 15:47
To: Planning.Responses
Subject: Y-33-17

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 04/07/2017

FROM: Jamie Brown
TO: Arun District Council
FAO: Simon Davis

SUBJECT: Y/33/17/PL-2No. detached dwellings. This application affects the setting of a Listed Building & the Character & Appearance of the Yapton (Main Road) Conservation Area.

Stakers Farm, North End Road, Yapton, West Sussex, BN18 0DU

RECOMMENDATION:

☐	☐	☐
☐	☒	☐
Information	Advice	Modification
Objection	No Objection	Refusal
		More

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary and Context

The proposals will be accessed from North End Road a "B" class road classified as the B2132. The site is located to the east of the centre of Yapton. The road serves a number of residential and commercial outlets. The road is subject to a 30 mph speed limit. The proposed development is for the 2 no. detached dwellings to the rear of the site.

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 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.

A review of the access onto North End Road indicates that, there have been no recorded accidents within the last 3 years and that there is no evidence to suggest that the access and local highway network are operating unsafely.

Capacity

Given the scale of the proposal and the existing permitted use a TRICS assessment and Travel Plan are not required. The proposals are likely to see 1/2 movements during the morning and evening peak movements and approximately an additional 10 movements throughout the day. On that basis the LHA does not consider that there will be a material increase in traffic movements over the existing use. In addition there are no known capacity and congestion issues within the immediate vicinity of the site. From a capacity perspective we are satisfied the proposal will not have a severe residual impact.

Parking

The proposed parking is considered acceptable and meets the requirements set out with the WSCC Parking Demand Calculator. The LHA are not aware of that the previous use resulted in excess parking onto North End Road. We are aware that a proportion of on-street parking occurs during the pick-up and drop-off period of the nearby school. However in terms of the proposed use it is considered unlikely that there would be an increase in on-street parking as a result of this proposal.

Sustainability

The submitted design and access statement does suggest that persons using the site could arrive on foot, cycle, bus, train or by car. North End Road does have footway links that lead to a number of small retail outlets within Yapton. These include a convenience store with post office facility, a fast food outlet and butchers. A short distance to the south of the site there are bus stops on either side of the carriageway which link to the nearby villages.

Conclusion

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 32), 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
Planning Services

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