

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	16 August 2019
LOCATION:	Rookery Farm Barn Hoe Lane Flansham Lane Bognor Regis PO22 6EP
SUBJECT:	Y/54/19/PD Prior approval for a proposed change of use of agricultural building to dwelling house (C3) and associated operational development under Schedule 2, Part 3, Class Q. Further details received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

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 Planning Services should be considered to be advice only, with respect to this planning application.

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.

Proposal Summary

The proposal is for the conversion of a Barn to Residential Dwelling. The application site is located on the northern private access track leading off the A259 which is a publicly maintained A classified road subject to a 40mph speed limit.

History

Y/54/19 – The LHA requested a More Information, Plans to demonstrate Parking, Cycle Parking and clarification on which site access was being used. The applicant provided these details and the LHA's comments follow.

Access

In principle the existing Barn could generate vehicular trips of a similar quantity to that of the proposed Residential Dwelling. It is therefore accepted that the proposed will not

result in a material intensification of use of the existing access track or access point onto the maintained highway network at Horsham Road.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there has been a recorded injury collision within the vicinity of the site; this however was not considered to have been caused by the presence of the existing access or road layout. Therefore there is no evidence to suggest that the New/Existing access is currently operating unsafely.

Vehicle Parking and Cycle Parking

Under WSCC Parking Guidance (adopted August 2019), the LHA would anticipate that 2 parking spaces would be sufficient for a dwelling of this size and location. The applicant has demonstrated this.

The applicant has demonstrated cycle parking with in line with the WSCC Sustainability Policy. This will be located in a shed located adjoining the property.

Conclusion

The LHA does 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 (paragraph 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

Conditions

Parking

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan and details submitted to the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space 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 the Local Planning Authority.

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

Stephen Garrard
West Sussex County Council – Planning Services