

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	Highways, WSCC
DATE:	08/01/2019
LOCATION:	1 Church Farm Cottages, Church Road, Yapton, Arundel, BN18 0EP
SUBJECT:	Y/80/18/PL Change of use from cowshed to separate residential unit - This is a departure from the development plan - This application may affect the setting of a Listed Building.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A See below for breakdown.

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.

The site is accessed via a private access road from Church Road, an unclassified road with a speed limit of 30mph in this location. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the junction between Church Lane and the private access road. There is no evidence to suggest that the junction is operating unsafely, or that the proposed change of use would exacerbate an existing safety concern.

Parking

The applicant has shown 6 car parking spaces for the development which would be sufficient for a development of this size. The applicant has demonstrated that the parking spaces meet the minimum dimensions stated in Manual for Streets (MfS) of 2.4m x 4.8m with sufficient space to manoeuvre.

Sustainability

The site is approximately a 10 minute bicycle ride from Barnham train station and a 10 minute walk from local bus stops, shops and amenities. The applicant should provide secure and covered cycle storage to encourage the use of sustainable transport modes.

Conclusion

The LHA would not anticipate that the proposed development would have a 'severe' impact on the highway and that there are no transport grounds to resist the proposal. If the Local Planning Authority are minded to approve the application the LHA would recommend that the following conditions are secured:

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

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.

Jayne Colbert
West Sussex County Council – Planning Services