Transport Statement

Proposed Barn Conversion for Residential Use at

South Barn, Drove Lane, Yapton, West Sussex

On behalf of

Landlink Estates Limted

September 2014

the Civil Engineering Practice

The Civil Engineering Practice
11 Tungsten Building
George Street
Fishersgate
Sussex BN41 1RA
T. 01273 424 424
F. 01273 424 425
E. design@civil.co.uk
www.civil.co.uk

The development site is located in a rural setting at South Barn on the north side of Drove Lane, Yapton, West Sussex at Postcode BN18 0EB, Ordnance Survey Reference SU 965 028.

A location plan is attached at the rear of this statement which also indicates accessibility to the site in terms of transport infrastructure.

Vehicular access is available onto Drove Lane via an existing access road to the site.

Drove Lane is a private rural road which provides access to farm land for slow moving agricultural vehicles. There are no public footways on Drove Lane but it is designated as a public footpath and effectively operates as a shared surface.

Drove Lane connects to Yapton Road at its northeast end via an uncontrolled T Junction. There is no through route to the wider highway network to the southwest for vehicular traffic.

The public footpath extends past the southwest extent of Drove Lane providing access to Flansham and Felpham.

There are numerous other footpaths in the vicinity providing links to Barnham and Yapton.

There are no formally designated cycle routes in the vicinity but access by cycle is available on highway alongside other road users.

The closest bus stops are located on the Yapton Road approximately 1.5km to the northwest, a 20 minute walk from the site providing access to the Stagecoach 66 service which operates between Bognor Regis and Yapton with hourly Monday to Saturday services from 07:30 until 18:15. There are no services on Sundays.

There is also a Stagecoach 665 school bus service which operates between Tangmere and Chichester.

Barnham Railway Station is located approximately 3.2km to the northwest of the site, approximately 16 minutes by cycle or a 15 minute bus ride from the closest bus stop making a total journey time including the walk to the bus stop of approximately 35 minutes.

Barnham Railway Station is the railway junction station where the branch line to Bognor Regis joins the Westcoast Mainline that provides services to Brighton, Portsmouth, Southampton and London Victoria via Gatwick Airport in addition to occasional long distance services to the West Country. Typical off peak services comprise seven trains per hour in each direction.

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The railway station has a pay and display car park with 92 spaces, 2 of which are for disabled driver use and covered cycle storage for approximately 40 cycles.

The site is approximately 350m^2 in area not including the access driveway which will remain unaltered. South Barn has a footprint of approximately 100m^2 and the remainder of the site comprises a walled unsurfaced grassed area. An existing layout plan is attached to the rear of this statement.

The development proposals are for a change of use of the existing barn to provide a single two bedroom house with external works to provide 2 car parking spaces and a turning area together with a private garden.

The proposed layout plan is attached to the rear of this statement together with a copy of the West Sussex County Council online parking calculator which identifies a total demand requirement of 2 car parking spaces.

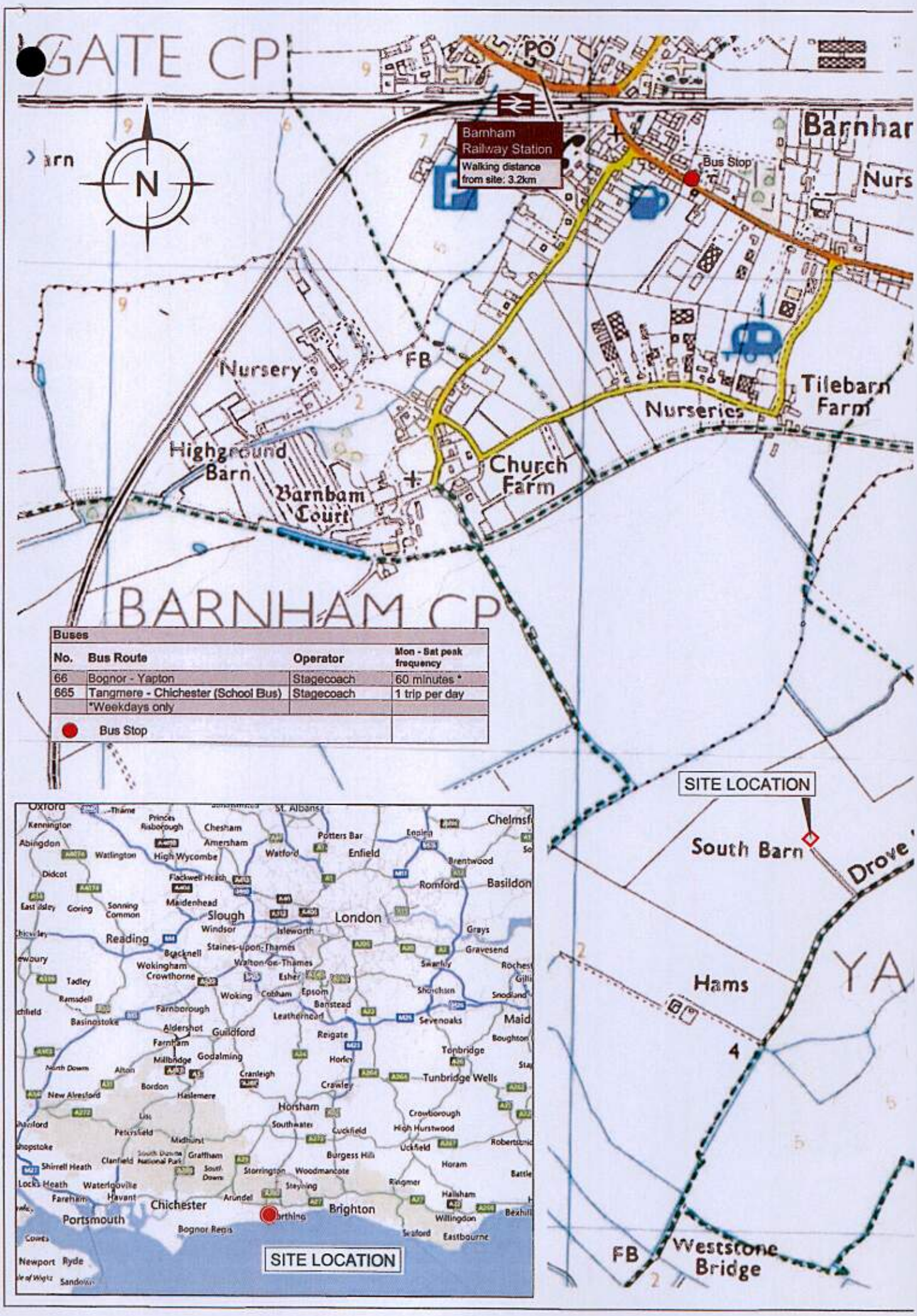
The development will remain served by the existing access drive onto Drove Road which will remain unaltered from its present layout.

Travel demand associated with a single dwelling is negligible in terms of the existing transport networks and will not have a noticeable effect on the local or wider highway network.

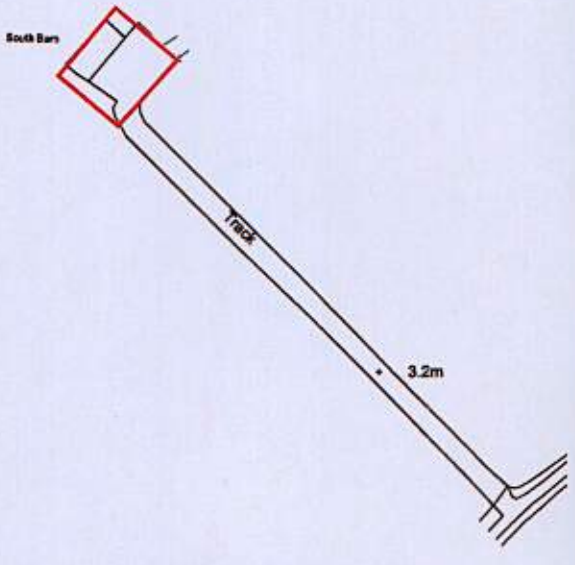
Junction sightlines in excess of those required by Manual for Streets for a 30mph road in a residential street are available in both directions provided by a combined verge and footway width in excess of 3 metres.

The site is in a rural location. Despite this access to public transport and local facilities is relatively good and in transportation terms the proposed change of use is considered suitable at this location in terms of accessibility and lack of traffic impact or safety related issues.

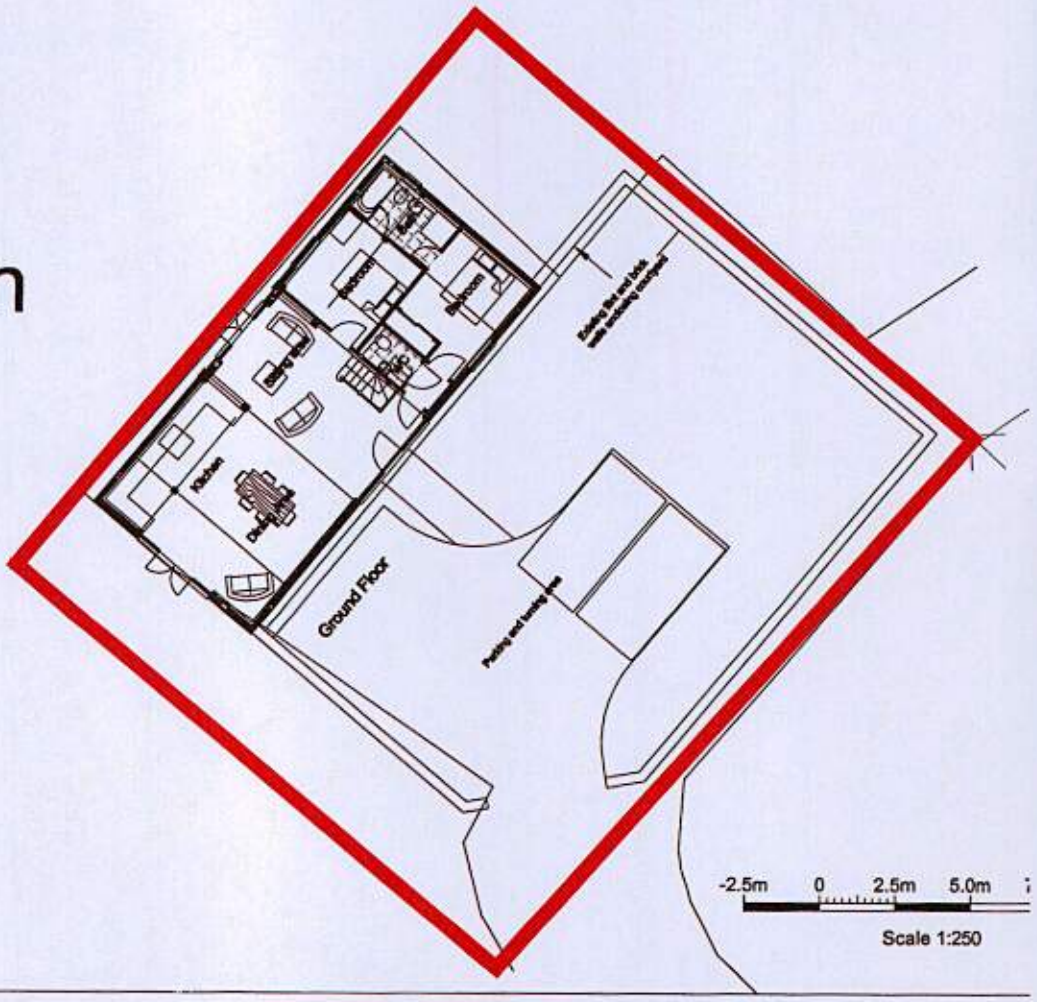
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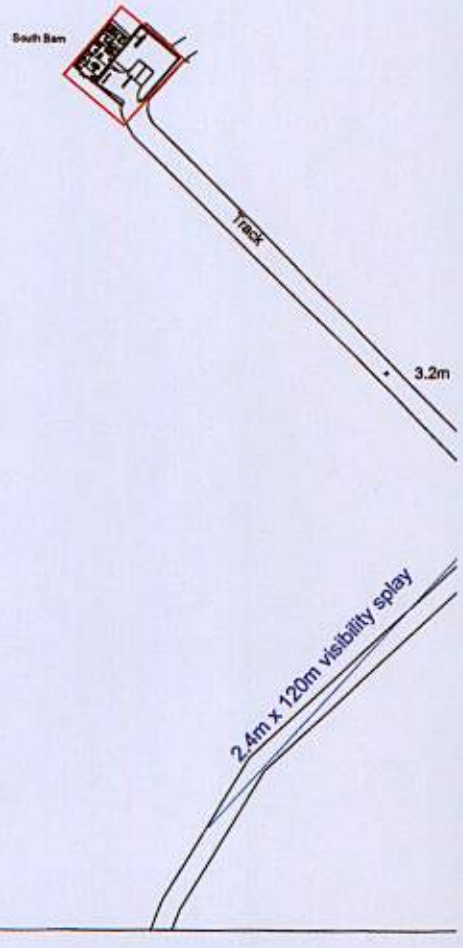

GATE CP
PO
Barnham Railway Station
Walking distance from site: 3.2km
Bus Stop
Barnhar
Nurs
N
Nursery
FB
Highground Barn
Barnham Court
Church Farm
Nurseries
Tilebarn Farm
BARNHAM CP
Buses
No. | Bus Route | Operator | Mon - Sat peak frequency
66 | Bognor - Yapton | Stagecoach | 60 minutes *
665 | Tangmere - Chichester (School Bus) | Stagecoach | 1 trip per day
*Weekdays only
Bus Stop
SITE LOCATION
South Barn
Drove
Hams
YA
FB
Weststone Bridge
Oxford
Kennington
Abingdon
Watlington
Princes Risborough
Chesham
Amersham
High Wycombe
Watford
Potters Bar
Enfield
Chelmsf
Brentwood
Didcot
Flackwell Heath
Romford
Basildon
East Ilsley
Goring
Sonning Common
Maidenhead
Slough
Windsor
London
Isleworth
Grays
Reading
Staines-upon-Thames
Gravesend
Bracknell
Wokingham
Walton-on-Thames
Crowthorne
Esher
Tadley
Ramsdell
Woking
Cobham
Epsom
Shoreham
Basingstoke
Farnborough
Leatherhead
Sevenoaks
Aldershot
Guildford
Reigate
Farnham
Godalming
Tonbridge
Millbridge
Horley
Cranleigh
Tunbridge Wells
Bordon
Haslemere
Crawley
New Alresford
Horsham
Crowborough
Petersfield
Southwater
Cuckfield
High Hurstwood
Midhurst
Uckfield
Shirrell Heath
Clanfield
Storrington
Woodmancote
Burgess Hill
Horam
Locks Heath
Waterlooville
Steyning
Ridgmer
Fareham
Havant
Arundel
Chichester
Brighton
Hailsham
Portsmouth
Worthing
Willingdon
Bognor Regis
Seaford
Eastbourne
Newport
Ryde
SITE LOCATION


N
South Barn
-5
0
5
10
15
20m
Scale 1:500


South Barn
Track
3.2m

South Barn





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This parking demand tool has been compiled by West Sussex County Council. If you have queries relating to the information provided or require additional information please contact darryl.hemmings@westsussex.gov.uk.

Please input the ward name for your development location below by double clicking in the box or click box and use the drop down menu to the right of the box. The spreadsheet will automatically show the District and Ward of this location. If the ward is not known please input postcode into the Ward finder. The tool will allow input up to 3 wards in the boxes below. Please refer to notes for more details.

Ward 1	Yapton
District	Arun
Ward 2	
District	
Ward 3	
District	
Ward Tempro Factor 2009-2026	1.052438
District Tempro Factor 2009-2026	1.067044

west sussex county council

Ward Finder			
Postcode	BN180EB	Ward	Yapton Ward

Note:

No special provision need be made for visitors where at least half of the total parking provision associated with a development is unallocated. In other circumstances, it may be appropriate to allow for additional demand for visitor parking of up to 0.2 spaces per dwelling.

In areas of parking constraint, levels of provision below predicted demand may be applicable.

The tool is expressed as number of Rooms (Per Unit). If data is not available in this format and number of Bedrooms is used this will need to be converted. A general guide for conversion is as follows but may differ in some cases.

Houses	Flats
1 bed = 3 rooms	Studio = 1 room
2 bed = 4 rooms	1 bed = 2 rooms
3 bed = 5 rooms	2 bed = 3 rooms
4 bed = 6 rooms	3 bed = 4 rooms
5 bed = 7 rooms	4 bed = 5 rooms

Garages will count as 1 space when allocating spaces.

Ward data used can be checked by the user by referring to the District-Ward Data Tables. The Ward Data Tables highlight if the Census data does not include data for certain dwelling sizes. In such cases car ownership values have been obtained using the nearest sized dwelling with same tenure and ward. For example, if no data is available for a private house with 1 room then data for a private house with 2 rooms has been used. The Car Ownership Data is highlighted in purple where such an approach has been used. Where Census data contains small samples for certain sized dwellings this is highlighted in red if <20, and green if <50 in the Total Demand column. In such cases, other wards should be selected to achieve a higher sample size.

Report Summary Table

DEVELOPMENT MIX					ALLOCATED PARKING	PARKING DEMAND					
Ref.	Unit Type	Unit Tenure	Habitable Rooms (Per Unit)	No. of Units (Total)	Spaces (Per Unit)	Allocated No.	Unallocated for Residents		Unallocated for Visitors		Total Demand
							per unit	Total	per unit	Total	
A	Houses	Private	4	1	2	2	0	0	0	0	2
B											
C											
D											
E											
F											
G											
H											
I											
J											
K											
L											
M											
N											
O											
P											
Q											
R											
S											
Total				1		2		0.06		0.20	2

PROJECT CENTRE

PEOPLE | PASSION | PLACES

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