

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis	
FROM:	Highways, WSCC	
DATE:	07/12/2018	
LOCATION:	Rookery Farm, Flansham Lane, Felpham, Bognor Regis, PO22 6EP	
SUBJECT:	Y/87/18/PL Change of use of redundant farm building & adjacent land to dog boarding kennels.	
DATE OF SITE VISIT:		
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal	
S106 CONTRIBUTION TOTAL:	N/A	

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 Worms Lane which is designated as part of the A259 located to the north of Felpham village. The road is subject to a 60 mph speed limit in this location. The proposed development is to convert the existing into a kennel for up to 15 dogs with maximum capacity being 30 dogs at any one time. Within the applicants Design and Access Statement there is reference made to a 'Highways Report' however on inspection the Local Planning Authority's (LPA's) website there is record to the stated report.

Access and Visibility

The site does have an existing vehicular access onto the A259, 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 the A259 from the existing point are considered acceptable.

A review of the access onto the A259 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 in this location.

Capacity

Given the scale of the proposal and the existing permitted use a TRICS assessment and Travel Plan are not required. The LHA consider given the scale of the proposals there will be no 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 allocation is considered acceptable. Spaces should be laid out in accordance with WSCC parameters of 2.4 by 4.8 metres and 3.3 by 4.8 metres for disabled spaces. In terms of parking layout there is sufficient space for vehicles to park and turn within the spaces available. It is considered unlikely that there would be any potential increase for on-street parking as a result of these proposals.

Sustainability and Accessibility

The submitted design and access statement does suggest that persons using the site could arrive on foot, cycle, bus, train or by car. The A259 does have a newly installed footway/cycle link that connects to the site and into Felpham village. It is worth noting that the Stage 3 Road Safety Audit (RSA) has identified a couple of items which require action at the Rockery Farm entrance (i.e. 25m of vegetation clearance either side of the junction and also installing give-way marking behind tactile paving), however we understand this is being addressed with our Project Team.

Realistically given the type of use, the majority of visits would be via the car. However as previously stated the proposal is not anticipated to result in a material increase in traffic movements over the permitted and historic uses.

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 109), 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
West Sussex County Council – Planning Services