

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Chichester District Council FAO: Alicia Snook
FROM:	WSCC - Highways Authority
DATE:	24 May 2023
LOCATION:	Saltham Barns, Saltham Lane, Runcton, PO20 1PU
SUBJECT:	NM/23/00921/FUL Linked extension to provide covered cycle and refuse storage areas and new Class E unit with disabled w.c.
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.

This application is for the erection of a link extension, providing a new Class E unit with covered cycle and refuse storage. The site is located off Saltham Lane, an unclassified road subject to a speed restriction of 30 mph. Part of the access track linking Saltham Lane to the site is maintained as Public Footpath no. 195, so the LPA may wish to consult WSCC Public Rights of Way also.

No alterations are proposed to the existing vehicular access arrangement. The addition of the proposed link extension/Class E unit is not anticipated to give rise to a significant material intensification of use of the existing access point, when compared with what the site as a whole currently generates.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposals would exacerbate an existing safety concern.

The site benefits from existing hardstanding for vehicular parking, and the proposed development includes the addition of two new car parking spaces, one disabled parking space and a secure cycle store. The proposed amount of parking provision is considered suitable for the proposed use, the proposed parking layout is acceptable and on-site turning appears achievable.

In summary, 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 111), and that there are no transport grounds to resist the proposal.

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

Car parking space (details approved)

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

Kyran Schneider
West Sussex County Council – Planning Services