WEST SUSSEX COUNTY COUNCIL **DATE: 29/10/2010**
INFRASTRUCTURE CONSULTATION

FROM: **Liam Riddy** **TO: Adur District Council**
FAO: Keith Morgan

SUBJECT: **ADC/280/09**

Kingston Barn, St Julians Lane, Shoreham

Structural revisions

CONSULTATION DATE: 8/10/2010

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	
Objection		**No Objection**		**Refusal**	

S106 contribution: £ N/A

The Highway aspect of 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 Local Development should be considered to be advice only, with respect to this planning application.

WSCC considers issues of highway safety, capacity, conservation architecture and archaeology regarding this application.

Highways

West Sussex County Council was consulted previously on Highway Matters for this location under ADC/280/09 to which no highway objections were raised, however a condition securing the provision of a footpath was recommended.

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.

From an inspection of the plans alone there are no amendments to the scheme which would impact on highway safety in this location.

WSCC would reiterate, however, that a footpath is provided to the front of the dwellings in the interest of highway safety. The Applicant is advised that to meet the highway standard the footpath may be required to include posts to remove the opportunity for unlawful parking to take place on the footpath. The Area Highway Manager should be contacted regarding the specification for this footpath.

Conservation Architecture

The quantity and position of these roof-lights are excessive, and reduce the significance of the important flow of this significant barn roof.

Archaeology

It is noted that planning permission was granted in April 2010, and that prior to that, a historic buildings assessment - recommended to be carried out in the County Council's comments on this application of 27/11/2009, to inform determination of the application - was prepared by Dr Annabelle Hughes.

It is also noted that a copy of Dr Hughes' report has now been posted on Adur District Council's public access planning web pages. It is regrettable that this information was not known to consultees before determination of the application, to enable further comments or recommendations involving supplementary recording of architectural details, where affected by the proposed alterations.

The County Council has previously considered that the ground excavations associated with these proposals represent *de minimis* development; accordingly no planning conditions regarding the recording of any buried archaeology were requested, and there are no such conditions attached to the planning permission.

As there are no requirements as part of the planning permission for any supplementary archaeological building recording, and no significant concerns regarding below-ground archaeological remains, it is not considered appropriate to offer further archaeological comments concerning the recent submission of elevational drawings.

Conclusion : No further comments in reference to archaeological matters.

Liam Riddy
Local Development