

**WEST SUSSEX COUNTY COUNCIL  
STRATEGIC PLANNING CONSULTATION**

**DATE: 08/10/14**

**FROM: Ian Hayward**

**TO: Arun District Council  
FAO: Mr S Davis**

**SUBJECT: AL/66/14/PD - Prior Notification Under Class MB for change of use from agricultural building to 2 No. dwellinghouses (Use Class C3)**

**Sack Lane Dairy, Sack Lane, Lidsey, Bognor Regis, West Sussex**

**DATE OF SITE VISIT: n/a**

**RECOMMENDATION:**

|                  |                                     |                     |                          |                         |                          |
|------------------|-------------------------------------|---------------------|--------------------------|-------------------------|--------------------------|
| <b>Advice</b>    | <input checked="" type="checkbox"/> | <b>Modification</b> | <input type="checkbox"/> | <b>More Information</b> | <input type="checkbox"/> |
| <b>Objection</b> | <input type="checkbox"/>            | <b>No Objection</b> | <input type="checkbox"/> | <b>Refusal</b>          | <input type="checkbox"/> |

**S106 contribution total: n/a**

---

**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.**

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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was most recently consulted on Highway Matters for this location under planning application AL/73/13 for the conversion of the farm building into one dwelling. No objection was raised to this proposal however the application was refused by the Local Planning Authority. Prior to this an application was submitted for the conversion of the farm buildings into two dwellings, no highways objections were raised however the application was withdrawn by the applicant.

The site has a previous use as a barn used in connection with dairy farming. Having consideration for the potential movements which could be generated by this existing use the proposed change of use into two dwellings would not be likely to result in any highway safety concerns.

I have checked the most recently available verified accident records, which reveals there has been no personal injury accidents associated with Sack Lane or the access Sack Lane / Shripney Road (A29). Evidence suggests that developments of this type are unlikely to result in increased access or safety concerns.

The application site is served via an existing point of access from Sack Lane. At this point Sack Lane is considered private and not maintained by the Highways Authority.

4 x Vehicle and a cycle parking provision are proposed. It would be anticipated that two dwellings of this size in this location would create the demand for 5 parking spaces. This shortfall of one space is likely to be required for visitor parking and could be accommodated within the hard standing of the site.

Although there are no concerns with this proposal from a highway safety perspective, the site is not considered sustainably located, thus any potential residents would be dependent upon the use of the private car. The Planning Authority may wish to consider whether in policy terms the provision of the dwellings outweighs the sustainability issues.

**Ian Hayward**  
**Strategic Planning**