

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	9 December 2020
LOCATION:	Workshop at Hales Barn Farm Norton
SUBJECT:	AL/84/20/PD Prior Notification under Part 20, Class ZA for the demolition of Class B1(c) Light Industrial) building & construction of 1 No. new dwelling house in its' place (C3 Dwelling house).
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 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 Planning Services 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.

Site Background

This proposal is for the change of use from B1 Light Industrial use to C3 Residential use.

Access for Hales Barn Farm is via the A27. Highways England is the authority for this road and is responsible for its maintenance. The Local Highways Authority (LHA) therefore advises that the Local Planning Authority (LPA) contact Highways England for further advice on the suitability of this proposal.

As part of the private access track is also Public Right of Way (PRoW) Footpath no. 312 the applicant should also note the following: Developers/landowners should ensure that public use of the PRoW takes precedence over private vehicular traffic. It is a criminal offence to damage the surface of a PROW. Any route resurfacing must seek prior approval with the County Council before any work commences. The applicant would be liable for any damage to the surface arising from their exercise of private access rights. The applicant may wish to consult WSCC Public Rights of Way Team, to see if any underlying issue that may arise. Please contact the Team on [REDACTED]

Permitted Development (PD) overview

Under the current General Permitted Development Order (GPDO), it is considered that the change use from B1 use to residential (C3) is permitted development subject first to prior approval being granted. As part of the prior approval process, there are a number of matters to be considered, including those relating to highways and transport. However, the GPDO is quite clear as to what highway matters can be

considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic near the site.

Parking

The application site is located at distance from any publicly maintainable highway along a private road. As a result, any parking displacement caused by the development is to be considered an amenity issue and should be resolved by the Local Planning Authority (LPA). The following comments are for your guidance only.

The Applicant propose a parking provision of 3 space(s).

All parking provisions should adhere to Arun Parking Standards. The LPA may wish to consider Electric Vehicle Parking as part of the proposal.

If the Local Planning Authority is minded approving the application, they may wish to condition cycle parking.

Conclusion

In principle, the current GPDO gives limited ability to consider wider highway and transport impacts beyond those set out. The prior approval is therefore considered acceptable in highway terms.

Stephen Garrard
West Sussex County Council – Planning Services