

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: A Wood
FROM:	WSCC - Highways Authority
DATE:	30 July 2020
LOCATION:	Elm Lodge Rectory Lane Littlehampton BN16 4JU
SUBJECT:	A/102/20/PL Change of use from agricultural land to garden land to include a close boarded fence. This application may affect a Listed Building, may affect the character & appearance of the Angmering Conservation Area & may affect a Public Right of Way. This application is in CIL Zones 2 & 3 (Zero Rated) as 'other development'.
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.

This application is for change of use of agricultural land to residential garden land to include erection of a close boarded boundary fence. The site is located on Rectory Lane, a privately maintained road consequently these comments are for advice only.

The LHA would not wish to raise any highway safety concerns to the proposal due to its location on a private road and no potential for implications upon the public highway. As the application has the potential to affect the adjacent Public Right of Way (PROW), I have consulted the WSCC PROW team and they will provide comments directly in due course.

Conclusion

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 109), and that there are no transport grounds to resist the proposal.

Nicola Fry
West Sussex County Council – Planning Services