

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S Davis
FROM:	Highways, WSCC
DATE:	15/08/2018
LOCATION:	Land North of Sunnyside Cottages, Yapton Road, Barnham, PO22 0AZ
SUBJECT:	BN/22/18/PD Notification for Prior Approval under Class Q for a Proposed Change of Use of Agricultural Building to 2No. Dwellinghouses (Class C3) and associated works.
DATE OF SITE VISIT:	
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from an agricultural use to residential subject first to prior approval being granted. As part of the prior approval process there are a number of matters to be considered. This includes matters 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 in the vicinity of the site.

West Sussex County Council in its role as LHA (Local Highway Authority) has therefore considered the proposal on that basis. The proposal is not anticipated to result in a material increase or change in the character of traffic.

In principle, we would not foresee any issues with this proposal. A number of uses are already served from the access road and a material increase in vehicular movements would not be anticipated, it is considered unlikely that any adverse impacts will result from this proposal. Several dwellings are served via this access, the existing agricultural use as a nursery would have generated a certain number of vehicular movements, as do the caravan site and B8 storage uses and there is evidence that an equine use functioned here.

Vehicular parking spaces have not been demonstrated by the applicant however it appears that space would be available within the site to facilitate parking. Overflow parking would not be anticipated to occur on the Publicly Maintained Highway.

Weight is given to the fact that associated delivery and agricultural vehicles have used this access for the nursery use and have done so safely with no known highways safety concerns. C3 residential uses are considered to be less intensive than agricultural, therefore the prior approval is considered acceptable in highway terms.

Jodie Wilkes

West Sussex County Council – Planning Services