

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 12/04/2017

**FROM: Jodie Wilkes TO: Arun District Council
FAO: Mr D Easton**

SUBJECT: FG/41/17/PD- Application for prior approval under Part 3, Class M for change of use from retail (A1) to dwellinghouse(C3).

3 Ocean Parade, Ferringham Lane, Ferring, West Sussex, BN12 5QQ

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution total (see below for breakdown): £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 a commercial 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. Consequently, no highway concerns would be raised. 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.

**Jodie Wilkes
Strategic Planning**

Davina Bowley

From: Amanda Scholes on behalf of Planning.Responses
Sent: 24 April 2017 09:59
To: Planning Scanning
Subject: FW: FG/41/17/PD
Attachments: FG 41 17.docx

From: [REDACTED]
Sent: 24 April 2017 09:41
To: Planning.Responses
Cc: Peter Evans
Subject: FG/41/17/PD

Please accept my apologies regarding a typo within my previous response. I have attached a revised and accurate response with this issue amended. This response may replace the previous comments submitted by the Local Highway Authority regarding this prior approval application at 3 Ocean Parade Ferring.

Thank you

Kind regards
Jodie

Jodie Wilkes | Technician, Strategic Planning Division, Economy Planning and Place, West Sussex County Council

Location: Ground Floor Northleigh, County Hall, Chichester PO19 1QT
[REDACTED]

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