

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amy Myer
FROM:	WSCC - Highways Authority
DATE:	2 October 2020
LOCATION:	3 Midacre Close, Felpham, PO22 8JU
SUBJECT:	FP/132/20/PL Change of use from land at golf course (D2 Assembly or Leisure) to garden land in connection with dwelling. This application is in CIL Zone 4 (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 Strategic Planning 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 proposal is for the change of use from land at golf course (D2 Use) to garden land in connection with an existing residential dwelling. The site is located on Midacre Close, an unadopted road; consequently, these comments are for your advice only.

The applicant proposes to incorporate part of golf course land into residential for use as a garden. The LHA does not anticipate that this proposal would give rise to a material intensification of movements to or from the site, nor result in any adverse impacts on the maintained highway network. No additional works are proposed.

In 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.

Kyran Schneider
West Sussex County Council – Planning Services