

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	3 February 2021
LOCATION:	Land at Summer Lane Pagham
SUBJECT:	P/1/21/PL Material change of use of land from agricultural use to use for open space. This application is a Departure from the Development Plan, affects a Public Right of Way & is in CIL Zone 5 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

There is limited information submitted in terms of the exact nature of the open space for which permission is sought. The open space definitions quoted within the covering letter are acknowledged as well as there being references to potential use of the land as allotments (although this use isn't included in the open space definition). It is nevertheless broadly accepted that the land could be used for different purposes under the open space definition. In any case, the expectation would be for the land to be used by those residents local to it. The potential highways and transport implications are therefore very limited, and would not be expected to meet the highway test for refusal as specified within paragraph 109 of the NPPF. There consequently would be no highway objection.

The only matter that the Local Planning Authority may wish to consider is access. Presumably the land will require access for maintenance purposes. The land forming part of the application does not adjoin any public highway, albeit a public right of way follows Summer Lane. As a result, the permission of WSCC Highways would not be required to construct any access onto that section of Summer Lane that is outside the public highway. Details of access for maintenance purposes could be secured via condition.

Ian Gledhill
West Sussex County Council – Planning Services