

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	Highways, WSCC
DATE:	04/01/2019
LOCATION:	Cherry Tree Nursery, Eastergate Lane, Eastergate, BN18 0BA
SUBJECT:	WA/108/18/PD Notification for Prior Approval under Class Q for a Proposed Change of Use of Agricultural Building to 5 No. Dwellinghouses (Class C3) & associated works.
DATE OF SITE VISIT:	04/01/2019
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.

During the visit to the site it was observed that the existing access would be sufficient to allow two cars to pass should conflict arise. This allows a manoeuvring vehicle to wait off of the highway and allows the free flow of traffic along Eastergate Lane. Vehicular speeds were in line with the posted speed limit of 40mph. It was observed that adequate visibility for a road of this nature can be obtained in the leading direction (to the west), to the east the road layout obstructs visibility slightly as the road curves, It was observed however that vehicles approaching from the east were slowing as they approached this point of the highway and approached with caution.

The LHA has consulted the most recent Sussex Police Collision data which outlines that there have been no Highways Collisions or personal injury claims within the vicinity of the access to flag an existing highways safety concern with the operation of this access.

8 Parking spaces are proposed to serve the development, it is unclear whether these are allocated, however on the basis that they are unallocated the 8 parking spaces are considered to meet the demand generated by the proposal. Overspill parking would not be anticipated to occur on Eastergate Lane due to the length of the access road from the highway to the site and the nature of the highway at this point.

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.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Jodie Wilkes

West Sussex County Council – Planning Services