

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	29 August 2019
LOCATION:	Building at Fairmead Farm, Binsted Lane, Binsted, BN18 0LQ
SUBJECT:	WA/75/19/PD Notification for Prior Approval under Class R for the change of use of agricultural building to workshop & office (B1).
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information
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 prior approval for a change of use from agricultural building to workshop and office (Class B1). The site is located on Binsted Lane, an unclassified road subject to national speed limit.

WSCC in its role as Local Highway Authority (LHA) were previously consulted regarding highway matters for this site under application WA/84/17, raising no objections. This application was approved by the Planning Authority.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from agricultural to offices (Class B1) 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 Local Highway Authority (LHA) has therefore considered the proposal on that basis.

The applicant has not provided any floor plans. Therefore it is difficult to determine the scale of the proposed development. The LHA requests detailed floor plans clearly showing how much floor space is proposed for office use and how much floor space is proposed for the workshop. A parking layout plan is also requested, as it is unclear how much parking provision there is available on-site.

The LHA requires additional information before an adequate assessment of this proposal can be made. Please request the following from the applicant and re-consult:

- Site floor plans
- Parking layout plan

Kyran Schneider
West Sussex County Council – Planning Services