

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 03-09-2013

FROM: Chris Pratt

**TO: Arun District Council
FAO: Anita Gardner**

SUBJECT: A/106/13/PD - Conversion of office building in B1A use to three dwellings C3 use at Avenals Farm.

Avenals Farm, Water Lane, Angmering, West Sussex, BN16 4EP

RECOMMENDATION:

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

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.

The application seeks approval for the conversion of an existing agricultural office building to form 3 x 1 bedroom dwellings.

From inspection of the plans and information provided, it is proposed to utilise an existing access that currently serves the site from Water Lane (a class C road with a speed limit of 30mph within the site access vicinity). There is also two give way speed control measures to the east and west of the access, ensuring the speeds in this area are kept to a minimum.

It is envisaged the change in use of the building from a B2 use to a C3 use will result in a significant less intensity of traffic and vehicular movements on the access. Therefore the access and visibility available in both directions is deemed to be adequate to support this development.

A provision of 6 car parking spaces will be available for the future residents of the dwellings and going by the size of each unit within this area, would meet the highway requirements. A turning area on site is also provided, allowing vehicles to exit on to the highway in the forward gear.

There would be no concerns raised with this application from a highway safety perspective.

**Chris Pratt
Strategic Planning**