

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 12/10/2011

FROM: Ian Hayward

**TO: Arun District Council
FAO: Mr J Smith**

SUBJECT: A/129/11 - New dwelling replacing mobile home. (This application is a Departure from the Development Plan).

Foschini's Nursery, Hangleton Lane, Angmering, West Sussex, BN12 6PP

CONSULTATION DATE: 26/09/2011

RECOMMENDATION:

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

S106 contribution: £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.

Upon inspection of my records it would appear that we were consulted previously in 2007 under planning application number A/106/07 to which no objections were raised from a highway point of view.

This application involved the siting of a Horticultural mobile home/chalet within the grounds of Foschini's Nursery. The applicant now wished to erect a permanent dwelling at the site to better meet the need of his family and business life.

Access to the property will remain the same and be made form Hangleton Lane. Visibility to the north is restricted due to an existing boundary hedge, however it seems that traffic movement to the north of the site is minimal. It should also be noted that this assess has served the temporary dwelling and nursery for many years and according to recent accident reports has done so safely. Once the development has been completed I would not expect there to be an increase in vehicular activity given that the property will be being used for the same purpose only on a permanent basis.

From inspection of the plans it appears that there will be enough room to park 3 cars as outlined in the application. This meets the current WSCC minimum parking standards for a development of this size. However this parking provision has not been specifically outlined in any of the plans provided.

Given the information I have before me it is unlikely that the development would have an impact on highway safety.

If the LPA are minded to grant permission for this application a condition for vehicle parking and turning should be included.

Ian Hayward

Strategic Planning