

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 08/01/2018

FROM: Jodie Wilkes

**TO: Arun District Council
FAO: David Easton**

SUBJECT: A/75/17/PL- 4 No. Dwellings. This application affects the setting of a Listed Building and is a departure from the Development Plan.

Amendment received.

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

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £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.

The amended plans outline that a right of access has been established over third party land onto Weavers Hill. From this location residents would be able to make local journeys on foot into Angmering centre. Weavers Hill itself is not served with pedestrian footways and the right of access is neither formalised or served with lighting to make it a more desirable route for residents, it is however an alternative to the use of a car for short trips.

At the point that this route meets Weavers Hill there is also a bus stop which would allow a further alternative to the use of a car for local journeys.

The previous comments submitted by the Local Highway Authority (LHA) are to be considered and conditions previously recommended to be applied to any permission of this application. However, as before there remain no highways safety concerns with this proposal.

**Jodie Wilkes
Planning Services**