

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 8th March 2011

**FROM: Ian Gledhill TO: Arun District Council
FAO: Peter Cleveland**

SUBJECT: CM/1/11 - Demolish 5 B2 commercial units & erection of 1 new commercial building (departure from dev. plan).

Ryebank Farm, Grevatts Lane, Climping, West Sussex

CONSULTATION DATE: 22nd February 2011

RECOMMENDATION:

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

The site has a permitted B2 use comprising of 260sqm of floor space. The current proposal seeks to replace the existing building with a single structure of 450sqm. The building is to accommodate uses already operating from the site, hence there would be no anticipation of there being any significant increase in vehicle movements as a consequence of this proposal and on the basis of the current occupier remaining. It is suggested however that a personal condition is applied in order to restrict occupation to the current tenant, as there is the concern that with a larger building there is the potential for a more significant use to occupy the site that may then give rise to concerns through the more intensive use of the access onto the A259. If the occupier were to change, the merits of the new tenant can then be suitably considered and the personal condition suitably varied.

There would be no highway objection to this proposal. The Planning Authority if minded to approve this proposal should consider the application of a personal condition to restrict occupancy.

**Ian Gledhill
Local Development**