

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 23-10-2012

FROM: Chris Pratt

**TO: Arun District Council
FAO: Cian Cronin**

SUBJECT: EP/76/12 - Proposed change of use of office building (B1 Business) to residential (C3 Dwelling Houses), forming 2 x 2-bed flats.

I C I S Information for Life, 35, Worthing Road, East Preston, West Sussex, BN16 1BQ

CONSULTATION DATE: 09/10/2012

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.

This application appears to be for the change in use from office space to facilitate 2 x 2 bedroom flats. From inspection of the plans and information available, the proposal includes 4 off street car parking space, which having checked WSCC car parking demand calculator meets the needs for this area. There is no facility to allow cars to turn on site, allowing them to exit on to the highway in the forward gear; however giving the nature and the 30 mph speed limit on this road, together with the fact that it would have been operating similarly this way for a number of years, there would not seem to be an issue.

The visibility at this access point looks to be adequate in both directions. I have checked the most recently verified accident report data which reveals a traffic collision close to the vicinity of this access. However, after thoroughly checking this data, it does not directly link to an issue with this site.

The area is situated in a sustainable location and within walking distance to bus stops, local shops and Angmering Train Station. The provision of the 4 cycle spaces should be secured by condition.

Based on the above comments, I see no issues with the granting of this application from a highway perspective.

**Chris Pratt
Strategic Planning**