



Date: 11th November 2015

Your Ref: A/131/15/RES

Our Ref: 9349

21 Garlick Hill
London EC4V 2AU
Tel: 020 7332 2118
Fax: 020 7248 4743
Email: sp@dwdllp.com
www.dwdllp.com

Mr N. Crowther
Development Control
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Dear Mr Crowther,

**CAR PARK LAYOUT AMENDMENTS – LAND SOUTH OF A259 AND WEST OF MILL LANE
(A/131/15/RES)**

We understand that Ismail Mohammed has now left the local authority and that responsibility for this application has now been passed to you. We would be grateful for your confirmation in this regard.

We noted on-line the comments received from West Sussex in respect of parking provision and road layouts. It is our understanding that these details will need to be considered and agreed as part of the discharge of planning conditions imposed on the hybrid permission. The wording of the condition which has yet to be discharged reads as follows:

“No new development shall be occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for a minimum of 190 customer cars and a minimum of 16 cycles to be parked. Sufficient on-site car and cycle parking shall also be provided for staff, the exact numbers to be submitted to and approved in writing by the Local Planning Authority. The parking/turning areas shall be used and retained exclusively for its designated purpose”

We hope that the existence of this condition, in addition to the information contained within this letter, will be sufficient for West Sussex to respond with a comment of ‘no objection’ to the reserved matters

Partners
A M Davis FRICS IRRV
N P Draper FRICS IRRV
N M Fennell BSc MRICS
R J Greeves BSc Hons MRICS
A R Holden BSc Hons FRICS

G Bullock BA Hons BPI MRTPI
M Power BSc MSc CHE MRICS MRTPI

Senior Associates
G Denning B Eng Hons MSc MRICS

Associates
N Carter BSc Hons MRICS
S Isaacs BA Hons Pg Dip MRICS
A Knight BSc Hons MSc MAAT MRICS
T Lodeiro BA Hons MSc MRICS
B Murphy BA Hons MRUP MRTPI

Consultants
K Dalton FRICS
P Speechley MRICS



application. We would however, be grateful for their confirmation regarding the issues raised for the purposes of informing our submission in respect of planning conditions subsequently. For ease of reference we seek to respond to each of the issues raised by West Sussex in the table below:

WSSC Query	Response
Number of car parking spaces	The planning application drawings have been amended to address the issues raised in the WSSC response. This has had knock on impacts in terms of the quantum of car parking provided. The application drawing propose 227 spaces. Given that the proposed parking layout complies with the planning condition above (i.e. it is greater than 190 spaces), we hope that the parking layout will be acceptable in terms of the quantum of car parking provided. The number of additional staff spaces provided is 8.
Car parking bay dimensions and geometries	The planning drawing has been amended to include dimensions for car parking bays and walkways.
Swept path analysis of car parking spaces	Please find enclosed the swept path analysis as requested.
Cycle parking provision	The application drawing has been amended to include 30 cycle parking spaces. This is greater than the minimum of 16 specified by the condition and therefore we trust that the proposed provision will be acceptable in this regard. Greater clarity has also been provided in respect of staff cycle spaces (30 spaces provided).
Motorcycle parking provision	The application drawing has been amended to include 8 motor cycle spaces.
Aisle width of internal road	The application drawing has been amended to include dimensions of roadways.
Crossing point	The application drawing has been amended to show one further crossing point to the eastern edge of the buildings from the north as suggested by WSSC.
Staggered gate	The application drawing has been amended to incorporate a staggered gate at the end of the cycle route as suggested by WSSC.
Tracking of service vehicles	Please find enclosed as requested tracking by the largest vehicle to use the servicing turning head. This demonstrates that the manoeuvre can be successfully undertaken.

We trust that proposed changes and additional information will be favourably received by West Sussex County Council, and in this event, we would be grateful if drawing reference 6165-003L could be substituted for those previously submitted. Should you have any queries in respect of the attached, please do not hesitate to contact Sally Miles or myself.

Yours sincerely



Serena Page

Dalton Warner Davis LLP

Encs.

c.c.

Beth Wilson – West Sussex County Council

Dominic Smith – West Sussex County Council