WEST SUSSEX COUNTY COUNCIL **DATE: 11th February 2015**
STRATEGIC PLANNING CONSULTATION

FROM: **Adam Charlton** **TO:** **Arun District Council**
FAO: **Anita Gardner**

SUBJECT: **EP/2/15/RES - Approval of Reserved Matters following outline consent EP/83/12 for 5 no dwellings.**

The Martletts, Sea Road, East Preston, West Sussex, BN161JP

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	
Objection		**No Objection**		**Refusal**	

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 Strategic Planning should be considered to be advice only, with respect to this planning application.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. EP/83/12, to which no objections were raised.

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.

The proposal is reserved matters for the demolition of a care home and replacement with 5 dwellings with access onto Sea Road via an existing, but partially modified access point agreed under reserved matters within the outline application.

In terms of Highway matters, this proposal notes that the proposed vehicles can manoeuvre within the site so as to enter and exit the site using a forward gear. The Local Planning Authority should consult the Local Refuse Authority with regard to the appropriate siting of bin storage, with the cycle storage adjacent.

It is not anticipated that there will be any highway safety issues from these proposals.

Adam Charlton
Strategic Planning