

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	23 June 2020
LOCATION:	Gladwyn, The Street, Littlehampton, BN16 1HT
SUBJECT:	EP/62/20/DOC Approval of details reserved by condition imposed under ref EP/179/18/PL relating to Condition Nos 3 - surface water drainage, 4 - visibility splays, 5 - car parking & turning arrangements, 6 - covered & secure cycle parking, 7 - materials & finishes, hard & soft landscaping and 10 - existing wall to south. Amended plans received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	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 Planning Services 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.

This application seeks discharge of conditions 3 - surface water drainage, 4 - visibility splays, 5 - car parking & turning arrangements, 6 - covered & secure cycle parking, 7 - materials & finishes, hard & soft landscaping and 10 - existing wall to south.

The LHA has been re-consulted on this application following submission of a revised plan in relation to Condition 5. Please refer to the LHA's previous response for comments relating to Conditions 4 and 6.

Condition 5 - Parking and turning

No part of the development shall be first occupied until the car parking and turning arrangements have been constructed in accordance with plans and details submitted to and approved by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designed purpose as allocated car parking spaces.

The revised plans indicate that 9 parking spaces will be provided on site. Each space meets minimum specifications of 2.4 x 4.8m in accordance with Manual for Streets. There now appears to be sufficient space to the rear of all nine parking spaces to enable vehicles to turn on site and exit in a forward gear.

Conclusion

From the details provided, the LHA is satisfied that Condition 5 can be discharged.

Nicola Fry
West Sussex County Council – Planning Services