

Damian Sullivan

Subject: [REDACTED]

FW: R/90/14/PL Plot 22 Dinsdale Field Caravan Park, New Road, Rustington

From: Dominic Smith [REDACTED]

Sent: 17 June 2014 12:55

To: Damian Sullivan

Subject: RE: R/90/14/PL Plot 22 Dinsdale Field Caravan Park, New Road, Rustington

Hello Damian,

No problem; I've got a bit of time spare so I've happily had a look at it for you.

The space is accessed from a private road; I haven't had the benefit of a site visit but there appears to be sufficient visibility in both directions and I would presume that neighbouring properties have similar access arrangements. I would not expect the road to be heavily trafficked as it serves a limited number of dwellings/caravans. No alteration to the access arrangements are proposed and the singular unit will not materially impact the operation of the junction.

We don't have a parking standard for residential caravans nor are they included in the parking demand calculator. However, vehicular characteristics are akin to affordable dwellings/flats. The Parking Demand Calculator indicates that 1 space is sufficient for this type of dwelling in Rustington.

In terms of dimensions, 2.4 x 4.8 meets the standard specification. I note that there is a small sliver of land in front of the caravan that would be suitably dimensioned to accommodate visitor parking on a temporary basis if there are no obstructions put in place.

There are cycle routes adjacent to the A259 so there would be some benefit in the provision of secure cycle parking; if approving, this is something that could be secured via condition perhaps. I'm thinking along the lines of small cycle storage shed to either the rear of the caravan or close to the bin store.

Trust this helps but if you have any queries just let me know. Probably best to catch me on email as I'll be travelling up to Horsham later.

Kind regards,

Dominic

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