

**From:** Jamie Brown [REDACTED]  
**Sent:** 03 July 2015 15:54  
**To:** Planning.Responses  
**Cc:** Derek Whittington  
**Subject:** WA-27-15

**WEST SUSSEX COUNTY COUNCIL  
STRATEGIC PLANNING CONSULTATION**

**DATE: 01/07/2015**

**FROM:** Jamie Brown

**TO:** Arun District Council  
**FAO:** Anita Gardner

**SUBJECT:** WA/27/15/PL- Demolition of existing garages & erection of 2No. chalet dwellings

Deans Yard, Orchard Way, Walberton, West Sussex, BN18 0SJ

**RECOMMENDATION:**



**Advice**

**Modification**

**More**

**Information**

**Objection**

**No Objection**

**Refusal**

**S106 contribution total (see below for breakdown): £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 Strategic Planning 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.

Previously no concerns have been raised from the highway point of view to 3 and 4 dwellings at this site in two separate applications.

The proposal will utilise the existing access and estate road onto Orchard Way. The access is approximately 5.2 metres in width currently. In terms of parking I can confirm that the proposed level of parking does not exceed the WSCC maximum parking standard. In terms of parking layout, turning should be achievable within the opening of the access road. I would also recommend that cycle parking in line with the WSCC minimum standards is also secured via condition; this must be secure and covered.

Having regard to the former use of the buildings and the nature of the former businesses at Deans Yard, it is unlikely that there will be a material change in traffic patterns to and from the site as a result of this proposal.

I therefore advise that there are no grounds to resist this proposal from the highway point of view.

If the LPA are minded to approve this application a condition securing cycle parking should be included.

**Jamie Brown**  
**Strategic Planning**

Jamie Brown AMCIHT|Technician, Strategic Planning Division, Residents' Services, West Sussex County Council | Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1OT



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