

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 27/05/2010

**FROM: Jamie Brown TO: Arun District Council
FAO: S. Leeson**

SUBJECT: WA/39/10-Outline Application with some matters reserved for redevelopment to provide four new houses.

Deans Yard, Orchard Way, Fontwell, West Sussex

CONSULTATION DATE: 19/05/2010

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution: £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 Local Development 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.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. WA/25/03 to which no objections were raised.

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.

INFORMATIVE

INF8- West Sussex County Council as Highway Authority would remind applicants that they may have to provide on the application site; areas for the parking and unloading of vehicles, temporary contractor buildings, plant and stacks of materials as the use of the adjacent public highway for these purposes may not be acceptable under the terms of the Highways Act.

Jamie Brown
Local Development