

From: Jamie Brown [REDACTED]
Sent: 06 March 2015 15:53
To: Planning.Responses
Cc: Joan Phillips
Subject: Y-12-15

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 03/03/2015

FROM: Jamie Brown

**TO: Arun District Council
FAO: Simon Davis**

SUBJECT: Y/12/15/PL- Construction of 4 no houses with associated landscaping and parking.

The Old Coal Yard, North End Road, Yapton, BN18 0DN

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 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.

The proposal is as described above. A new access will be required onto North End Road; the proposed visibility splays, taken from a setback of 2.4m, extend 43m to a point on the nearside kerb line and this is consistent with Manual for Streets (MfS) guidance. MfS does

provide some allowance for occasional on-street parking within the visibility splay and it would appear that in this area, where most properties have some sort of off-street parking facility, that there is not an extensive demand for on-street parking particularly during peak movement time.

Given the shared usage of this access point a 4.5 metre crossover would be required the site plan shows that this widens to 5.8 metres. The works on the highway for the new access must be agreed with the WSCC Local Engineer and carried out under licence. I would also require the driveway area and car parking spaces to be constructed in a bound material and that suitable drainage methods are installed to prevent private surface running onto the public highway.

The proposed parking level is considered sufficient for the needs of this proposal when considered against the WSCC Parking Demand Calculator (PDC). Cycle parking should be included within the development; this should be secure, covered and capable of holding at least one cycle per bedroom of the proposed dwelling.

Based on the information submitted there would be no concerns raised to this proposal from the highway point of view.

If the LPA are minded to approve this application a condition securing visibility spays for vehicles, car parking and cycle parking should be included.

INFORMATIVE

The applicant is advised to contact the Community Highways Officer covering the respective area () to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Jamie Brown
Strategic Planning

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