

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 14/7/2011

**FROM: Liam Riddy TO: Arun District Council
FAO: Susan Leeson**

SUBJECT: Y/15/11

Longacre Bungalow, Maypole Lane, Yapton

COU from C3 dwelling to D1 nursery

CONSULTATION DATE: 31/5/2011

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.

Maypole Lane is a narrow rural road, and is also a no through road, serving mainly residential properties. The existing access would appear to be of sufficient width to allow vehicles to enter and exit the site safely, and there would also be no concerns regarding visibility.

WSCC would request that the Applicant provide more information regarding the location of the proposed parking spaces, and how they will be split between the C3 and D1 uses at the site. Information should also be provided regarding a dedicated turning area, which takes into consideration the movements of children and parents at drop-off and collection times. WSCC would advise the LPA that there can be secured by condition if required.

WSCC would also advise the LPA that visitors to the site would be reliant on the use of a private car.

In summary, WSCC would require the details of parking and turning within the site to be clarified by the Applicant. However, no objections would be raised regarding the principal of the application.

**Liam Riddy
Local Development**