

From: Jamie Brown
Sent: 11 April 2014 15:41
To: Planning.Responses
Cc: Joan Phillips
Subject: Y-23-14

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 10/04/2014

FROM: Jamie Brown
TO: Arun District Council
FAO: Cian Cronin

SUBJECT: Y/23/14/RES-Approval of Reserved Matters: Appearance, Landscaping, Layout and Scale following Outline Planning Permission Y/30/13 for 34No. dwellings, including 10No. Affordable with access and ancillary works. Departure from the Development Plan.

Land South Of, Fellows Gardens, Yapton, West Sussex, BN18 0HW

RECOMMENDATION:

☐☐☐☐☒☐

Advice

Modification

More

**Information
Objection**

No Objection

Refusal

S106 contribution total (see below for breakdown): As Previous

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council (WSCC) has previously been consulted on applications Y/10/13 and Y/30/13 to which no objections was raised from the highway point of view on both occasions. Both of these applications were Outline with matters to be reserved latter Y/10/13 was refused by ADC with Y/30/13 being permitted. Under Y/30/13 the access details were secured as well as comments on sustainability and recommendations within the Stage 1 Road safety Audit.

This Reserved Matters application will deal in more detail on the internal layout and parking allocation for the site.

Parking

As outlined in Y/30/13, the proposal will be provided with 73 spaces this level of parking is considered to be appropriate for the mix of dwellings at the site and accords with the anticipated demand derived from the Parking Demand Calculator (PDC).

Internal Layout

It is not proposed that the internal layout will be offered for adoption however, the LHA offer the following advice.

The proposed layout demonstrates that large vehicles are able to turn within the confines of the site and exit in forward gear, a feature that has been demonstrated via swept path analysis. This assessment has been undertaken using a Phoenix Two-One Pass with dimensions 10.98 metres by 2.5 metres. The Waste Collection Authority should be satisfied that this is representative of the vehicle used to serve the development.

It is likely that some occasional parking could occur on the carriageway and there will need to be a means of ensuring the turning heads remain unobstructed. Private cars can enter and exit each plot freely without entering the opposing side of the road. It has been demonstrated that large vehicles can manoeuvre past parked vehicles via swept path diagrams.

The Highway Authority raises No Objection to this proposed layout.

Jamie Brown
Strategic Planning

Jamie Brown AMCIHT|Technician, Strategic Planning Division, Communities and Infrastructure, West Sussex County Council | Location: 2nd Floor Northleigh, County Hall, Chichester, PO19 1QT



This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.