

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 25/11/2011

FROM: Jamie Brown

**TO: Arun District Council
FAO: Susan Leeson**

SUBJECT: Y/51/11- New dwelling. Resubmission of Y/7/11. (This application is a Departure from the Development Plan).

Land rear of, Eappa Farmhouse, North End Road, Yapton, West Sussex, BN18 0DL

CONSULTATION DATE: 14/11/2011

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.

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

To my knowledge WSCC was not consulted under the earlier application number at this site (Y/11/11), however we were consulted in 2008 for an application which sought permission for a single dwelling at the site, no objections were raised to this proposal from the highway point of view. This application was however refused by ADC in August 2008 however.

The proposed dwelling will utilise the existing access point onto North End Road, which appears to offer an acceptable level of visibility. In addition the most recently available accident records reveal there have been no recorded RTA's within the vicinity of the existing point of access. The proposed vehicular parking is in accordance with the WSCC maximum car parking standards. Given the sites reasonably accessible location I would advise that secure and covered cycle parking is included.

In terms of vehicular movements, the proposed dwelling is unlikely to result in any material increase or any detrimental impact. Providing the proposed car parking does not exceed the WSCC Maximum Standards, no highway concerns would be raised.

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

**Jamie Brown
Strategic Planning**

