

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Simon Davis
FROM:	WSCC - Highways Authority
DATE:	1 May 2019
LOCATION:	Barnside Hook Lane Chichester PO20 3TE
SUBJECT:	AL/33/19/RES Approval of reserved matters following the consent of AL/8/16/OUT (APP/C3810/W/16/3155330) for the erection of 14 No. dwellings with associated access, parking, landscape & open space.
DATE OF SITE VISIT:	
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

Background

Outline planning consent was granted for 14 dwellings in 2016. The access proposals were agreed as part of the 2016 application, these included a Stage 1 Road Safety Audit (RSA) and will consist of a 4.8 metre wide access with 6 metre kerb radii. The access is to be continuous and include a 1.2 metre footway on the southern side of the carriageway. This Reserved Matters (REM) application is accompanied by a Technical Statement (TS) submitted in support of the application.

Comments

The parking allocation has been based on the WSCC Parking Demand Calculator (PDC) and will provide 39 spaces of which 4 are visitor bays. The LHA would accept the proposed allocation.

In terms of internal layout the accessways will be designed in accordance with Manual for Streets principles with 1.2 metre footways and a 4.8 metre carriageway. The applicant has provided swept path diagrams for cars and a refuse collection vehicle can turn within the site. It has been stated the applicant intends to adopt the internal roads under a Section 38 agreement with the LHA. The access and internal roads would be subject to a combined Section 38/278 Agreement with the LHA.

Conclusion

Having assessed the applicants TS the LHA is satisfied with the information provided in support of this application and considers that the REM application is acceptable in highway terms.

Jamie Brown
West Sussex County Council – Planning Services