WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:
FROM:	WSCC - Highways Authority
DATE:	27 March 2019
LOCATION:	Land west of New Barn Lane Bersted
SUBJECT:	BE/29/19/PL & BE/37/19 Erection of 99 No. dwellings together with landscaping, open space & associated works. Access to be taken from New Barn Lane.
DATE OF SITE VISIT:	20th March 2019
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	

The above full planning applications are submitted as changes to extant planning permission BE/113/17 RES have been made to include an additional 9 dwellings on the approved 90 dwellings application. These applications include minor changes to the overall approved site plan and as such any previous conditions requested can be applied to these new applications, as these will not be effected.

Proposed changes

The changes increase the number of dwellings from 90 to 99 and are located along the northern edge of the site. Two options are provided which only differ in the configuration of the housing blocks, and number of car parking spaces.

The changes for both applications provide an echelon car parking layout, interspersed with planting which should be below 0.6m in height, or if trees are planted these should only partially obscure visibility. There are also two tandem parking spaces for plots 71 and 82 which are acceptable as they will be used by the same dwelling.

No changes are made to the width of the access road; and it is noticed the spaces are set back slightly off the access road to allow for overhang. Manual for streets recommend road widths of 6m are required for a clear turn which is almost achievable here given the spaces are set back from the edge of the carriageway.

In summary, as these are the only changes to the application WSCC are satisfied the additional 9 dwellings will not create any material highway safety or capacity issues.

Additional observations on Footways

In addition to the previous extant planning permissions (and these current permissions seeking approval) WSCC would like to provide some additional comments which the LPA may see as beneficial.

The footpath within the site linking the two playing areas should be 2m in width to encourage multiple uses as per guidance in inclusive mobility for an ambulant person and wheelchair user to comfortably use the routes together. WSCC would also recommend these footpaths, link into the footway on New Barn Lane, providing a surfaced route out of the development with tactile paving and dropped kerbs. This should follow any natural desire line a person would take if travelling from the northern or central part of the site wishing to walk/use their wheelchair or cycle to the amenities found on the B2259.

The benefits of this would be

- An even all-weather surface for all people linking directly into the footways of Brazwick Avenue

- stop the creation of an unmade track (desire line) which would be muddy in wet weather and promote grass erosion.

- allow good permeability from the site into the existing footway network and vice versa, especially for users of the play area.

- Support the aspirations of the NPPF and the sites travel plan commitment to encourage off-site pedestrian and cycle facilities.

A section 278 agreement or minor works license would be required to create an informal crossing point including dropped kerbs and tactile paving. Plans and drawings would need to be submitted to the LPA for approval.

Alison Meeus
West Sussex County Council – Planning Services