

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Easton
FROM:	Highways, WSCC
DATE:	30/08/2018
LOCATION:	Land West of, New Barn Lane, Bersted, West Sussex
SUBJECT:	BE/77/18/PL Erection of 10 No. dwellings & associated works.
DATE OF SITE VISIT:	
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	N/A

Planning application BE/77/18/PL is for the erection of 10 dwellings. Application BE/142/15/OUT was approved for outline permission for 90 residential units in February 2016. This permission was subsequently varied by planning BE/18/17/PL to vary the proposed access arrangements from New Barn Lane. The reserved matters application BE/113/17/RES relating to permission BE/18/17/PL was approved in December 2017.

This application seeks the approval of 10 additional units above the 90 already consented in the north east corner of the site. The proposed units shall be accessed from New Barn Lane as per the approved access arrangements under BE/18/17/PL. The 10 home scheme will come forward alongside the 90 home outline application previously approved which will effectively increase the quantum of development to a total of 100 units.

In relation to car parking the applicant is proposing 21 car parking spaces for the 10 homes. This constitutes 20 allocated spaces (2 per home) and 1 unallocated/visitor space. This broadly meets the likely car ownership as set out within the West Sussex County Council (WSCC) car park demand calculator. There is a minor reduction in visitor car parking spaces from the 3 spaces identified within the calculator to 1 space being proposed. Given that this proposed development forms part of the wider development of 90 residential units this reduction is not considered to have a severe negative impact and there is considered to be scope to park in the wider development.

The applicant's consultants have also undertaken an assessment of the likely impact from the 10 additional units proposed and the likely additional trips this would generate. The consultants have forecast that the proposals for 100 residential units would result in an additional 4 vehicle trips per hour in the AM and PM peaks when compared with that forecast as part of the original reserved matters application for 90 units. This level of additional trips above those already permitted is not considered to have a severe impact on the highway network.

The applicant is proposing cycle parking in rear gardens of the properties which are accessible via side access ways. Further details of the specific nature of the cycle parking could be secured via condition to ensure they are policy compliant. Where garages are proposed, for properties 80 and 81, it is intended that cycles will be stored

in the garage. The garages are of sufficient size (6m by 3m) to accommodate this and are therefore deemed acceptable.

Summary

WSCC as Highway Authority does not object to the proposals for 10 additional dwellings on the development site land west of New Barn Lane. The transport impact from 10 additional dwellings is not considered to have a severe impact above existing permitted levels. The Highway Authority would look for conditions to be included on any permission granted in relation to the need for the car parking spaces and access road to be constructed and details of cycle parking to be provided prior to first occupation of the development approved.

Steven Shaw

West Sussex County Council – Planning Services