

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/78/18 Approval of reserved matters following BE/142/15/OUT & BE/113/17/RES for up to 90 No. dwellings regarding layout, landscaping, appearance & scale.
DATE OF SITE VISIT:	
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☒ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	N/A

Planning application BE/78/18/RES is a revised reserved matters application following outline planning approval (BE/142/15/OUT) for 90 units as varied by BE/18/17/PL. A previous reserved matters application (BE/113/17/RES) has been submitted and approved by Arun District Council.

The revised reserved matters application submitted as part of this application is as a result of an updated schedule of accommodation. The main differences between the revised reserved matters application (BE/78/18/RES) and the originally approved application (BE113/17/RES) are:

- An updated schedule of accommodation.
- The north east corner of the original reserved matters site has been excluded from the revised application. The originally proposed 90 homes will now be provided across the remainder of the site and a separate full planning application (BE/77/18/PL) for 10 residential units has been submitted for this area of the site.

The revised schedule of accommodation seeks to reduce the number of larger units (4 and 3 bed houses) and provide additional smaller units (2 bed flats and houses). The overall level of properties remains at the level permitted under the outline application (90 residential units). The forecast highway impact therefore does not change from that previously approved.

Other than the above changes there are relatively minor changes to the layout and proposed car parking from the reserved matters previously approved. The applicant is proposing 195 spaces (169 allocated and 29 unallocated). This level of car parking accords with the West Sussex County Council (WSCC) car parking demand calculator and is therefore deemed acceptable. Cycle parking is located either in garages or stores in the rear gardens of properties, which have a separate side access.

Summary

The Highway Authority would not wish to object to application BE/78/18/RES given the relatively minor changes from that approved under BE/113/17/RES. Subject to approval of this application the Highway Authority would look for condition 2 of the previous permission (BE/113/17/RES) restricting the occupation of any dwellings until the parking spaces, turning facilities and garages have been constructed; to be included on any new permission granted.

Steven Shaw
West Sussex County Council – Planning Services