

[REDACTED]

From: Nicola Moore on behalf of Planning.Responses
Sent: 21 August 2019 10:22
To: Planning Scanning
Subject: FW: Response To Application Number BE/84/19/PL at Site 6 Chichester Road North Bersted
Attachments: Response_BE-84-19-PL.pdf

[REDACTED]

Nicky Moore | Technical Support Assistant, Planning Department, Arun District Council | Location: First floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED] sit Arun's web site
at www.arun.gov.uk.  Save the environment - think before you print.

-----Original Message-----

From: planninghighway [REDACTED]
Sent: 20 August 2019 15:39
To: Planning.Responses <[REDACTED]>
Cc: Simon Davis [REDACTED]
Subject: Response To Application Number BE/84/19/PL at Site 6 Chichester Road North Bersted

Please could the attached response be distributed to the relevant case officer.

Regards

Katie Kurek

If you wish to reply to this email, please contact the officer directly.

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	20 August 2019
LOCATION:	Site 6, Chichester Road, North Bersted
SUBJECT:	BE/84/19/PL Erection of 7 No. dwellings (2 No. 2 bed & 5 No. 3 bed) with associated parking & landscaping.
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on proposals for 7 x dwellings at Site 6. The proposed mix of 5 x 3-bedroom and 2 x 2-bedroom will replace previously approved 4 x 3-bedroom and 1 x 4-bedroom homes (an increase of 2 x units).

The site is accessed via estate road, which is currently unadopted and links to the wider Site 6 development. The nearest junction with public highway is with Chichester Road, B2259, subject to 30mph speed restriction in this location. There is no evidence that this junction has been operating unsafely and has previously been assessed as suitable in highway safety and capacity terms to serve the wider development.

Access to the car parking spaces may require a crossover licence. However, considering the roads are not yet adopted this would be a matter to clarify with the Area Office at time of implementation. The principle of direct access in this location has been agreed with the previous scheme.

There appears to be 2 x allocated spaces per dwelling, in the form of car barns, garages and external spaces. On this basis the WSCC Parking Demand Calculator envisions a total demand for 20 x spaces, to include 6 x unallocated/visitor parking spaces. Two of the parking spaces for plot 338c have not been included within the red edge, the Local Planning Authority (LPA) may wish to ask for an amended red edge plan. 3 x visitor spaces have been included, whilst this is a shortfall in 3 x spaces the LHA are mindful of the accessible location in respect to utilising modes of transport other than the private car. Furthermore, there is visitor parking across the wider site and the LHA could not raise highway safety grounds to resist the application on this shortfall of 3 x spaces.

The LHA acknowledge that facility to install car charging points will be provided and LPA may wish to condition details of this, to further promote sustainable transport. Bicycle parking should be provided for each dwelling in secure and covered facility in line with WSCC guidance, with 1 space per 2-bedroom and 2 space per 3 bedroom dwelling, as a minimum.

The LHA does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Car parking space

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use.

Katie Kurek

West Sussex County Council – Planning Services