

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 11th April 2014

**FROM: Alison Meeus TO: Arun District Council
FAO: N Crowther**

**SUBJECT: BN/13/14 - Approval of Reserved Matters following Outline Approval
BN/15/11 for Appearance, Landscaping, Layout and scale. Departure from the
Development plan and affects a public right of way.**

Land At, Goodacres, Barnham, West Sussex, PO22 0JF

RECOMMENDATION:

Advice	☐	Modification	☐	More Information	☒
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution total (see below for breakdown): £

WSCC, as the Local Highway Authority, has reviewed the submitted site layout plan 117/011 and the parking, refuse and storage plan 117/012, as part of this reserved matters planning application. Without further information we are unable to comment fully on the proposed layout. Please provide the following information:-

1. A dimension plan including the following dimensions and details of :-
 - Carriageway widths acceptable and shown
 - Verges provided
 - Service Margins provided and labelled
 - Speed reducing features
 - Turning head dimensions
 - Location of drainage ditches or water courses that will be served
 - The need for street lighting
2. We are unable to assess how the layout connects with Goodacres; and would like the following information:-
 - Dimension drawings providing details of the approved access including the proposed build i.e. crossover/bell mouth, visibility splays and gradients.
 - What physical definitions will be incorporated into the new access? These should be shown and labelled
 - How will the existing footway tie into the new development?
3. WSCC car parking demand calculator has been used to assess the proposed car parking provision. A copy of the WSCC car parking demand calculator is attached to this e-mail and is compared against the proposed allocation in drg no 117/012, there is a shortfall of 28 spaces.

	Allocated	Unallocated for residents	Unallocated for Visitors	Total Provision/Demand
WSCC	108	32	15	155
Proposed	108	9 (counted driveway spaces)	10	127
Not provided	-	23	5	= 28 spaces

The LHA would like the applicant to revise its car parking layout to include the additional car parking provision, to provide more unallocated parking for residents and visitors.

Alison Meeus
Strategic Planning