

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 25th August 2017

**FROM: Dominic Smith TO: Arun District Council
FAO: Simon Davis**

SUBJECT: BN/28/17/RES

Approval of reserved matters following outline consent BN/32/15/OUT relating to appearance, landscaping, layout & scale for erection of 38 No. dwellings including open space, landscaping & new access.

Land R/O Lillies, Yapton Road, Barnham, PO22 0AY

RECOMMENDATION:

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

West Sussex County Council (WSCC), in its capacity as the Local Highway Authority (LHA), has been consulted on the reserved matters application following outline consent of BN/32/15/OUT. Matters of access have been considered and resolved as part of the outline application, and the application seeks approval for appearance, landscaping, layout and scale.

Further information is sought in respect of the parking strategy, as set out in the following response.

Impact on the Local Highway

The proposed internal layout will not have a detrimental impact on the operation of the local highway network.

Parking

The parking strategy contained with the Design and Access statement indicates that visitor parking is provided for throughout the site. However, it is unclear from the accompanying plan where this parking is located. Spaces shown on the plan appear to be numbered and allocated to specific properties. It is recommended that an assessment be undertaken against with the WSCC Parking Demand Calculator to determine the suitability of the parking provision when compared to the anticipated demand, and that the clarification is provided on the strategy in respect of the number, and location of, visitor and unallocated parking spaces.

Layout

It is unclear whether the Applicant intends to offer any of the internal roads for adoption as public highway. However, given the limited benefit the roads would serve to the wider public, it is likely that any S38 application would be rejected. Notwithstanding, should the Applicant wish to pursue adoption there is insufficient information available within the planning application to ascertain whether the proposal would be suitable for adoption. The following information would be sought:

- A plan showing the extent of any proposed adoption
- A Design Audit setting out compliance with relevant highway standards

The following comments assume that the internal roads are to be kept private, and therefore are for advice purposes only.

- The straight alignment of the road and clear forward visibility may increase speeds along the main spine road. Consideration may want to be given to measures to reduce speeds, such as localised narrowing along the spine road
- Visibility splays of 2.4m x 25m should be provided at internal junctions, kept clear of landscaping above a height of 600mm and below a height of 2000mm
- Internal garage dimensions should be a minimum dimension of 3m x 6m
- Car parking spaces should be a minimum dimension of 2.4m x 4.8m

Dominic Smith
Planning Services