WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	18 May 2020
LOCATION:	Land adjacent to Tars Farm House Church Lane Barnham PO22 0DB
SUBJECT:	BN/39/20/PL Erection of 4 No dwellings & associated works. This application is a Departure from the Development Plan.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Planning Services should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Site Background
The proposal is for Construction of four new dwellings with improvements to existing access point.

The Local Highways Authority (LHA) has viewed the submitted plans and documents, taking a view that the applicant has not submitted clear enough details to assist in the LHA's recommendation for the Local Planning Authority (LPA). The LHA has provided comments below outlining the issues. These amendments will allow the LHA to make a thorough decision on highways safety grounds.

The LHA wishes to outline the issues that will need addressing before a formal recommendation can be made to the Local Planning Authority (LPA). This list will be followed with more detail below.

- Access

Access

The applicant has not clearly stated if they intend to improve the existing access point to for a bell mouth. Indications on the plans referring to kerb radii are noted. The LHA requires the applicant to clarify these details before a formal recommendation can be provided.

Conclusion

Please raise the above with the applicant and re-consult. Until such time, the LHA are not in a position to provide final comments until we receive the requested information as stated above.

The applicant and Local Planning Authority should be aware that the information provided for this request, might result in the need for further documentation upon resubmission.

Stephen Garrard
West Sussex County Council – Planning Services