

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: S Davis
FROM:	Highways, WSCC
DATE:	19 th November 2018
LOCATION:	Land East Of Toll Cottage, Lake Lane, Barnham, PO22 0AD
SUBJECT:	BN/52/18/DOC Application for approval of details reserved by conditions imposed on planning permission BN/69/16/PL relating to conditions 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15 & 16.
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☒ More Information ☐ Refusal
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.

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), has been consulted on discharge of conditions secured under approval BN/69/16 (5 x dwellings).

Some of the plans appear to differ from the site layout approved under BN/69/16. For example the Surface Finishes and Vehicle Tracking plan and Site Wide Works plans show four plots rather than the approved five. The applicant should clarify this.

Condition 7 – Construction Management Plan (CMP)

A CMP site plan has been provided indicating areas for wheel washing, material storage, skip, contractor parking and the vehicle access and turning area. However the Construction Management Plan document does not give an estimation of the expected number, frequency and types of vehicles used during construction. Tracking for a refuse collection vehicle was demonstrated for planning application BN/69/16. The applicant should confirm that no construction vehicles larger than this are anticipated and if they are the workability of turning on site should be demonstrated.

Condition 14 – Cycle Parking

The Cycle and Car Parking Plan (drawing no. 1748-50) demonstrates that each plot will be served by a shed to provide secure and covered bicycle parking for the dwellings.

The plans and details pertaining to condition 14 are acceptable.

Condition 15 – Vehicle Parking & Turning

The Cycle and Car Parking Plan (drawing no. 1748-50) indicates allocated car parking spaces for each plot. All parking spaces and garages are of sufficient dimensions to count toward parking allocation. As per previous comments additional visitor parking could be accommodated within the access road in locations that would not affect the proposed turning head and thus not impact highway safety, though may cause an amenity issue.

The plans and details pertaining to condition 15 are acceptable.

Conclusion

In summary the applicant should provide the anticipated number, frequency and type of construction vehicles and ensure that demonstration of the ability for these to access, turn and egress the site in a forward gear has been demonstrated.

Please ask the applicant for this additional information for condition 7 and re-consult.

Katie Kurek
West Sussex County Council – Planning Services