

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Arun District Council FAO: Hannah Kersley
<b>FROM:</b>	Highways, WSCC
<b>DATE:</b>	02/04/2025
<b>LOCATION:</b>	Sussex Business Village, Lake Lane, Barnham, PO22 0AL
<b>SUBJECT:</b>	WA/109/24/OUT Outline planning permission for 3 No. attached dwellings with associated gardens, access and parking. This application is in CIL zone 3 (CIL liable as new dwellings) and is a dual parish application with Yapton Parish Council.
<b>DATE OF SITE VISIT:</b>	N/A
<b>RECOMMENDATION:</b>	Advice
<b>S106 CONTRIBUTION TOTAL:</b>	N/A

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

### Summary

This application seeks outline permission for three attached dwellings with associated gardens, access and parking. The site is located on Lake Lane, an unclassified road subject to a speed restriction of 40 mph in this location. Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raise no highway safety concerns for this application.

### Access and Visibility

The site is served by an existing established access point on Lake Lane, which will be utilised to serve the proposed dwellings. From inspection of WSCC mapping, visibility appears suitable for the anticipated road speeds in this location. In addition, the proposals are not anticipated to give rise to a significant material intensification of use of the existing access point.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded collisions within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely, or that the proposals would exacerbate an existing safety concern.

### Parking and Turning

Seven car parking spaces are proposed to serve this development, with space for on-site turning to be achievable. Under Arun Parking Standards, the LHA would expect at least six car parking spaces to be provided for a development of this size. Therefore, the proposed parking provision is considered sufficient. Provision for the storage of eight bicycles is also proposed in accordance with Arun Parking Standards.

### Sustainability

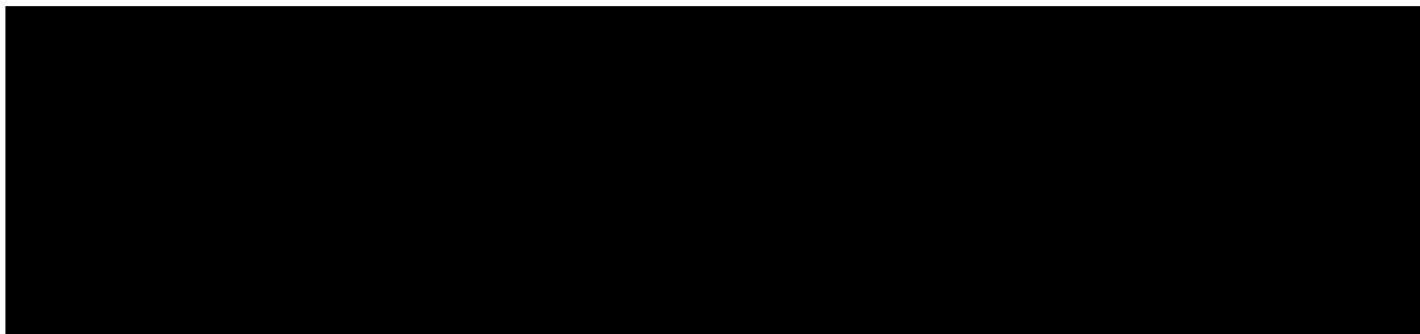
The site is located on the outskirts of Barnham, which does provide local services and public transport connections within walking/cycle distance of the site. I do note that Lake Lane lacks formal footways for approximately 400m walking west, and street lighting for

approximately 550m walking west, which could deter pedestrians. However, cycling remains a viable option.

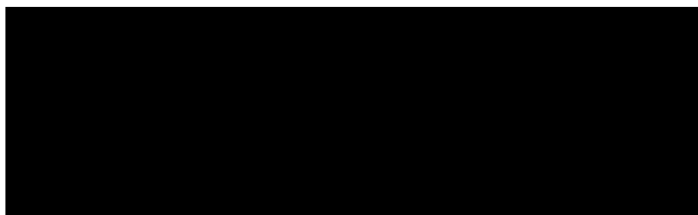
#### Conclusion

In summary, the LHA does not consider that this 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 116), and that there are no transport grounds to resist the proposal.

**Kyran Schneider**  
**West Sussex County Council – Planning Services**



WSSC Highways response



Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

To register to receive notifications of planning applications in your area please go to  
<https://www1.arun.gov.uk/planning-application-finder>



---

**From:** [REDACTED]  
**Sent:** 02 April 2025 10:14  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** Response To Application Number WA/109/24/OUT at Sussex Business Village Lake LaneBognor  
RegisPO22 0AL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

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

Regards

Kyran Schneider

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to  
[REDACTED] but the responding officer can be contacted directly via  
email if there are any questions relating to this response.

---

**LEGAL DISCLAIMER**

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

---