

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hannah Kersley
FROM:	Highways, WSCC
DATE:	02/04/2025
LOCATION:	Sussex Business Village, Lake Lane, Barnham, PO22 0AL
SUBJECT:	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.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	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

WSCC Highways response



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Subject: Response To Application Number WA/109/24/OUT at Sussex Business Village Lake Lane Bognor Regis PO22 0AL

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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.

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