

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hebe Smith
FROM:	WSCC – Highways Authority
DATE:	24 October 2025
LOCATION:	Belle Vue Level Mare Lane Eastergate PO20 3SA
SUBJECT:	AL/95/25/PL Erection of 1 No. detached self-build dwelling and garage with parking. This application is in CIL zone 3 and is CIL liable as a new dwelling
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

This application is for the erection of 1 No. detached self-build dwelling and garage with parking. The site is located on Level Mare Lane, an un-classified road subject to national speed limit.

The LHA was consulted on an application at this site for the erection of three dwellings under ref: AL/118/24/PL. The LHA did not raise any highways safety concerns to the proposal; however, the application was withdrawn by the applicant.

The proposed dwelling will utilise the existing access that currently serves the host dwelling. Visibility appears sufficient for the anticipated road speeds in this location. The proposal is not anticipated to result in a material intensification of use of the existing access.

The proposed plans indicate that a double garage is to be provided on the site, the internal dimensions appear to scale off to 5.7 x 6m. WSCC car parking at new developments expects that a double garage comprise internal dimensions of 6 x 6m in order to also accommodate cycle storage for the proposed dwelling. The applicant should consider increasing the proposed garage dimensions, or provide alternative secure and covered cycle storage, to reduce the reliance upon the private car and to encourage sustainable transport options.

There appears to be sufficient space on the proposed driveway for vehicles to park and as such the LHA are satisfied with the proposed parking provision. Swept path tracking has been provided demonstrating that a refuse vehicle can enter and turn on site.

Conclusion

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.

If the LPA are minded to approve the application, the following conditions should be applied:

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Nicola Elliott
West Sussex County Council – Planning Services

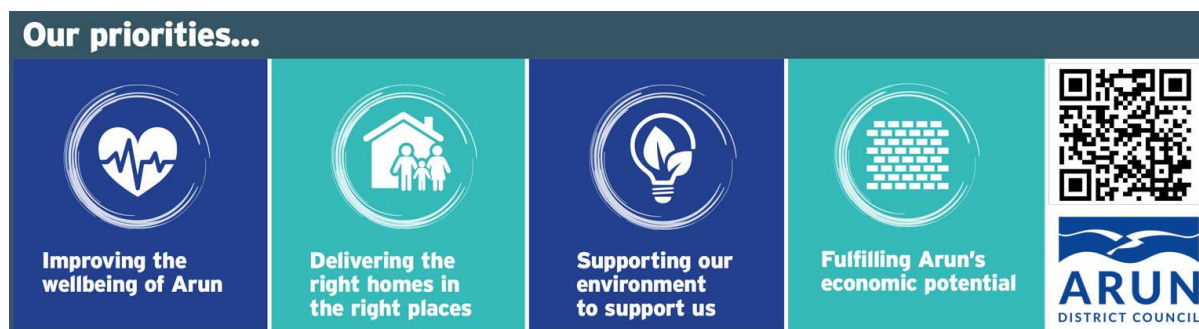
[REDACTED]

WSSC Highways response

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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Subject: Response To Application Number AL/95/25/PL at Belle Vue Level Mare Lane Eastergate PO20 3SA

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

Regards

Nicola Elliott

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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