

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC – Highways Authority
DATE:	30 October 2024
LOCATION:	Eastmere Stables Eastergate Lane Eastergate PO20 3SJ
SUBJECT:	BN/128/24/RES Approval of reserved matters (other than access) following the grant of BN/99/22/OUT (APP/C3810W/22/3312864) for 9 No. dwellings. This application is in CIL zone 3 and is CIL liable as new dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the above reserved matters application (BN/128/24/RES) with regards to any highway safety or capacity concerns. The application is supported by way of a Transport Technical Note (TTN) prepared by Mode Transport Planning, document reference J328246.

Outline Application

The site was subject to outline planning permission for all matters reserved (except access) for the erection for 9 residential dwellings (Class C3) under application reference BN/99/22/OUT. Although the application was refused subsequent appeal was upheld under reference APP/C3810/W/22/3312864 in July 2023. It is to be noted that no objection was raised from highway safety or capacity perspective.

Matters relating to access, trip generation and highway impact, sustainability, refuse collection and servicing have been discussed during the outline planning application. Matters pending consideration are parking and internal layout which will be discussed in the next section.

Parking and Internal Layout

The development site lies within Parking Behaviour Zone (PBZ) 1. The development mix is 3 x 2-bed, 4 x 3-bed and 2 x 4-bed dwellings. In accordance with Arun District Council's Parking Standards, there is a requirement of 2 vehicle parking spaces for 2-bed, 2 spaces for 3-bed and 3 spaces for 4-bed dwellings. The development proposes to provide parking spaces in accordance with the required standards. Provision for additional 2 vehicle parking spaces for the visitors is made near to the site entrance.

Safe and secure bicycle parking provision is made within the curtilage of each dwelling, either within the garage or the garden shed.

Refuse and servicing, as agreed within outline planning, will be carried out on site. Swept path diagrams demonstrate a local authority refuse vehicle can turn within site and exit in forward gear.

Conclusion

The Local Highway Authority (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 (NPPF), paragraphs 114-117, as revised in December 2023. Therefore, there are no transport grounds to resist this proposal.

In addition to the conditions agreed during outline application, the following conditions must be applied:

CONDITIONS

Vehicle Parking and Turning

No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide adequate on-site car parking 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 submitted to and approved by the LPA.

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

Roopa Bilichodmath
West Sussex County Council – Planning Services

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Regards

Roopa Bilichodmath

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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