

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	9 March 2022
LOCATION:	Land rear of Cedar End Eastergate Lane Eastergate PO20 3SJ
SUBJECT:	BN/14/22/PL 1 No. 5 bed detached bungalow with new vehicular access. This application is within CIL Zone 3 and is CIL liable as new dwelling.
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.

This application is for the erection of one five-bedroom dwelling with new vehicular access. The site is located on Eastergate Lane, a C-classified road subject to a speed limit of 40mph.

The plans demonstrate that the proposed dwelling will be provided with a new vehicular access onto Eastergate Lane. This will be block paved for the first 10m into the site and will provide passing space within this area for two vehicles travelling at slow speed.

The plans indicate that the proposed new access will be approximately 9m wide at the carriageway edge. Whilst the LHA would not raise any highway safety concerns to an access of this width, the applicant should be aware that all access works are subject to a licence from the WSCC Area Engineer and must be constructed to a specification agreed with them. A vehicular crossover of greater than 6.4m in width is not likely to be granted a licence. As such the applicant is advised to consider reducing the proposed vehicular crossover width - the LPA may wish to advise that this is revised prior to planning determination, alternatively, details can be secured via condition.

The proposed visibility splay plan demonstrates splays of 2.4 x 43m and 2.4 x 120m. As Eastergate Lane is subject to a speed limit of 40mph, splays of 2.4 x 120m are required. Whilst the splay plan does not show the full extent of the 120m splays, an inspection of WSCC mapping indicates that these splays are achievable in this location and are wholly maintainable within the public highway.

The proposed plans demonstrate that a triple car port will be provided for the proposed dwelling, as well as a parking and turning area. These spaces appear to meet minimum specifications of 2.4 x 4.8m as set out in Manual for Streets and sufficient turning space is provided to ensure vehicles exit onto the highway in a forward gear.

The site is semi-rurally located, but within walking distance to a small variety of local shops and services, including bus stops, a small convenience store and doctors surgery. Cycling is a viable option within the vicinity to encourage reliance upon the private car and details of secure and covered cycle storage for the proposed dwelling can be secured via condition.

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. The applicant is advised that for dwellings with an off-street parking provision, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards (adopted January 2020). The proposed plans

demonstrate a single EV charge point within the car port, the LPA may wish to secure details of EV charging provision for all spaces via condition.

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 111), and that there are no transport grounds to resist the proposal.

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

Conditions

Access (details required, access provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use.

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.

Electric Vehicle Charging Spaces

No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Nicola Fry

West Sussex County Council – Planning Services