

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	12 April 2022
LOCATION:	Land East of Eastmere House Eastergate Lane Eastergate PO20 3SJ
SUBJECT:	BN/26/22/PL Construction of 1 No. two storey detached dwelling house on existing paddock. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwelling.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
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 a two-storey detached dwelling on existing paddock. The site is located on Eastergate Lane, a C-classified road subject to a speed limit of 40mph.

The proposed plans demonstrate that a new 6.3m wide vehicle crossover (VCO) will be provided to serve the proposed dwelling. The access works would be subject to a licence from the WSCC Area Engineer and must be constructed to a specification agreed with them. This would require that the VCO be constructed of a hardbound material - the LHA note that the VCO is currently annotated to remain 'unmade'.

The proposed plans demonstrate visibility splays of 2.4 x 120m in each direction from the centre of the proposed access. Whilst this is accepted to the west of the site, the splay to the east passes through third party land and as such cannot be secured in perpetuity. The applicant is requested to provide splays in accordance with the road speed in this location, utilising only the applicant's own land, or land considered public highway. If a splay of 120m to the east is not achievable in this location, the applicant may wish to conduct a 7-day speed survey to determine 85th percentile speeds in this location, to support reduced splays.

Please request the above from the applicant and re-consult.

Nicola Fry
West Sussex County Council – Planning Services