

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	19 December 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.

WSCC in its role as Local Highway Authority (LHA) previously provided comment on this application, dated 14/11/2022, requesting more information regarding visibility for the proposed access. The applicant has submitted amended plans and as such, the LHA has been reconsulted and can provide the following updated comments:

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 has been drawn to the centre line of the carriageway. The visibility splay should be drawn to the nearside edge of the carriageway.

Please could the eastern visibility splay be redrawn to the nearside edge of the carriageway. The LHA will accept an offset of up to one metre.

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.

Kyran Schneider
West Sussex County Council – Planning Services