

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	14 February 2023
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:	Advice
S106 CONTRIBUTION TOTAL:	N/A

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

Summary and Context

This application is for the erection of a two-storey detached dwelling. The site is located on Eastergate Lane, a C-classified road subject to a speed restriction of 40 mph in this location.

WSCC in its role as Local Highway Authority (LHA) previously provided comment on this application, dated 19/12/2022, requesting more information regarding vehicular visibility. The applicant has submitted an amended visibility plan with supporting speed survey data and as such, the LHA has been reconsulted. Following an inspection of the newly submitted application documents, the LHA raises no highway safety concerns for this application.

Access and Visibility

The applicant proposes to utilise an existing vehicular access to serve the dwelling. The existing access appears to be informally laid, and the LHA would request that the access be formalised through means of a vehicle crossover (VCO). This would be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

The applicant has submitted seven-day speed survey data, as requested by the LHA. The data shows 85th percentile speeds to be 39.3 mph Eastbound and 37.7 mph Westbound in this location. Visibility splays of 2.4m x 98.1m to the west and 2.4m x 91.6 to the east have been demonstrated to reflect the recorded 85th percentile speeds, to the satisfaction of the LHA.

The LHA does not anticipate that the proposed development would lead to a significant material intensification of use of the existing access. In addition, an inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposals would exacerbate an existing safety concern.

Parking and Turning

Under Arun Parking Standards, the LHA would expect a dwelling of this size and location to provide at least three car parking spaces. The plans demonstrate a driveway fronting the proposed dwelling, which appears of suitable size to accommodate three car parking spaces. On-site turning has also been demonstrated to the satisfaction of the LHA.

Given the recent changes to the Building Regulations Approved Document S (Infrastructure for the Charging of Electric Vehicles), it may be that the provision of EV charging is now covered under separate legislation to planning. Therefore, WSCC as Highway Authority have no comment to make upon the EV charging provision as a result of this planning application. However, the planning case officer should check whether the development is being built under the old Building Control regulations, in place prior to June 15th 2022, and if they are, it may be appropriate to secure EV charging provision through the planning process.

Regarding cycles, the applicant has demonstrated a cycle store, which appears of suitable size to accommodate at least two cycles in accordance with Arun Parking Standards.

Sustainability

The site is situated within walking/cycle distance of local services and amenities within the Eastergate/Fontwell area. Bus stops on the A29 do provide links to larger urban areas, and Barnham Train Station is within cycle distance. However, Eastergate Lane does lack footways and is unlit, which may encourage the use of the private car for some residents.

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

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.

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.

Visibility (details approved)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 98.1 metres to the west and 2.4 metres by 91.6 metres have been provided at the proposed site vehicular access onto Eastergate Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Informative

Works within the Highway – Area Office Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager [REDACTED] to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Kyran Schneider
West Sussex County Council – Planning Services