

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:
FROM:	WSCC – Highways Authority
DATE:	7 May 2025
LOCATION:	Land South of Wandleys Lane Eastergate PO20 3SE
SUBJECT:	BN/46/25/PL Application for construction of 10 No dwellings with new access from Wandleys Lane, landscaping and areas for ecology & amenity space. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

The proposal to create a small residential cul-de-sac of 10 dwellings on Wandleys Lane, Eastergate has been considered by WSCC as the County Highway Authority.

No objection is raised subject to any conditions attached.

Access

A new bell mouth access will be created onto Wandleys Lane providing visibility spays of 2.4m x 43m in both directions and are within the public highway. These are in line with the current speed of the road which has a posted 30mph speed limit.

The access road will be provided at 4.8m wide with a 6m kerb radii which will allow two cars to pass each other.

Internal layout

The internal layout will be provided as a shared use layout.

Swept path diagrams of a refuse vehicle, fire appliance and service delivery vehicle entering, turning and exiting the site from Wandleys lane, have been provided to demonstrate the layout can accommodate these movements.

WSCC are please the developer will be providing a pedestrian footway from the site to link into the footway at Holmdale. Please can the applicant make sure the pedestrian visibility splays here are 43m in both directions. The internal footpath should also be provided with a width of 2m.

WSCC are satisfied with these plans.

Stage 1 Road Safety Audit

A stage 1 audit is not required as the development is under 20 dwellings.

Trips

TRICS data has been used to show how the development will not generate a high level of vehicles. Approximately 5 two-way trips in the AM, and 6 in the PM peak hours, generating a total of 46 traffic movements a day would not be considered to cause any highway capacity impacts.

Car & Cycle Parking

ADC supplementary parking standards have been used to provide a parking standard for the development. 19 car parking spaces, and 4 car parking ports will be created and allocated to individual plots, along with 2 additional visitor spaces.

Cycle parking is also provided in shed in the rear gardens of each property.

Construction

The applicant will be required to submit a construction management plan to the LPA for approval to ensure all construction related traffic is accounted for and managed safely throughout the construction period. See condition.

Alison Meeus
West Sussex County Council – Planning Services

CONSTRUCTION

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

INFORMATIVES

Works within the Highway – Implementation 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 Implementation Team Leader [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.

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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Sent: 15 May 2025 15:27

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Response To Application Number BN/46/25/PL at Land South of Wandleys Lane Eastergate PO20 3SE

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Please could the attached response be distributed to the relevant case officer.

Regards

Alison Meeus

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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