

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	25 May 2022
LOCATION:	Stoneyfield Cottages, Eastergate Lane, Eastergate, PO20 3SL
SUBJECT:	BN/48/22/PL Variation of condition imposed under BN/112/21/PL relating to condition 2-plans condition.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information / Modification
S106 CONTRIBUTION TOTAL:	N/A

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

This proposal seeks the variation of Condition 2 imposed under approved application BN/112/21/PL, to allow for amendments to the plans. WSCC in its role as Local Highway Authority (LHA) provided consultation advice for application BN/112/21/PL, raising no highway safety concerns.

For the current application, from inspection of the plans, the proposed amendments relate to altered internal and external layouts, with a relocated vehicular access. The internal amendments to the proposed dwelling appear minor and do not affect the LHAs original comments for application BN/112/21/PL.

One point to raise would be the relocation of the proposed access. Generally, vehicle crossovers should be located at least 10m from a junction. The access as proposed appears to be located approximately 7m from the edge of Eastergate Lane. The proximity of the proposed access to the highway may be exacerbated by the fact the proposed access is somewhat obscured by the existing hedge line.

Whilst the LHA acknowledges that this is a privately maintained road, the LHA would request that the access be relocated at least 10m back from the edge of Eastergate Lane, as to not present a potential hazard from vehicles turning in from the maintained highway.

Please raise the above with the applicant and re-consult.

Kyran Schneider
West Sussex County Council – Planning Services