

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	28 June 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:	Advice
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 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.

The LHA previously provided comments for the current application, dated 25/05/2022, requesting more information regarding the location of the proposed access. The applicant has submitted amended plans and as such, the LHA has been re-consulted.

Following an inspection of the amended plans, the applicant has retained the location of the proposed access. However, the existing laurel hedge to the north of the access is to be shaped to improve visibility. Taking this into consideration, and that the private access road is anticipated to generate a relatively low number of movements, the LHA accepts the amended proposals. The LHA request that the laurel hedge be maintained in perpetuity to ensure visibility does not become obstructed.

In 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.

Kyran Schneider
West Sussex County Council – Planning Services