

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSSC – Highways Authority
DATE:	15 June 2026
LOCATION:	Hill View Eastergate Lane Chichester PO20 3SJ
SUBJECT:	BN/64/26/PL Demolition of existing dilapidated commercial sheds and the erection of 9 No dwellings and associated car parking and landscaping (resubmission following BN/83/25/PL). 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

West Sussex County Council (WSSC), in its capacity as Local Highway Authority (LHA), have been consulted on the full application BN/64/26/PL with regards to access, highway safety and capacity matters. The proposals are for demolition of existing dilapidated commercial sheds and the erection of 9 nos. dwellings and associated car parking and landscaping (resubmission following BN/83/25/PL). The application is supported by a Transport Statement (TS) and associated plans.

Access and Visibility

The application site is located to the south of Eastergate Lane, within Eastergate. The site is accessed from Eastergate Lane, a 'C' classified road subject to 40 miles per hour speed restriction. The existing access will be retained and improved with new kerbs upstands and surfacing. The access width will be 5.5 metres with asymmetrical kerb radii of 5.0 metres radius on the western side and a 6.0 m radius on the eastern side.

Speed surveys recorded eastbound speeds of 37.4 miles per hour and westbound speeds of 39.9 miles per hour. There appears to be adequate visibility splays along both sides of the road for the recorded speeds. An inspection of data supplied to WSSC by Sussex Police over a period of the past five years reveals that there have been no recorded injury incidents within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is operating unsafely, or that the proposal would exacerbate an existing safety concern.

Parking and Turning

The internal layout will have a shared surface arrangement. Swept path analysis is carried out for a refuse vehicle, fire appliance, estate car and a light van demonstrating access and egress in forward gear using the internal turning head.

The site lies within parking behaviour zone (PBZ) 2 and a 4-bed dwelling requires 3 spaces, and a 2 or 3 bed dwelling requires 2 spaces. In accordance with Arun's parking guidance, a total of 23 car parking spaces is provided. Safe and secure cycle parking spaces are provided within the curtilage of each dwelling.

Sustainability

The site is situated within Eastergate Village, which provides some local services and amenities within walking/cycle distance of the site. Cycling is a viable option in the area. A limited bus service providing links to Fontwell and Chichester is available from Fontwell Avenue, approximately 600m northwest of the site. However, it should be noted that Eastergate Lane is unlit and lacks footway in this location, which may increase the reliance on the private car for some residents.

Trip Generation and Highway Impact

The nationally recognised TRICS database has been interrogated to estimate the likely number of trips associated with the existing uses and proposed uses. It is estimated that the existing industrial uses could have likely generated two-way vehicular movements of 10 trips in the AM peak, 7 trips in the PM peak and 89 trips during the day. The proposed residential trips are estimated at 5 trips in the AM peak, 6 trips in the PM peak and 44 trips during the day. The proposed uses are likely to generate 5 fewer trips in the AM peak, 1 fewer trip in the PM peak and 45 fewer trips during the day. Therefore, the Highway Authority do not anticipate any highway capacity issues due to proposed uses.

Conclusion

The Highway Authority do 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 (NPPF), paragraphs 114 -117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) mind to approve the application, the following conditions should be applied:

CONDITIONS

Access

No use of the proposed vehicular access shall take place until such time as the vehicular access serving the site has been constructed in accordance with plans and details submitted to and approved by the LPA.

Reason: In the interests of road safety.

Car Parking

No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide adequate on-site vehicle parking spaces for the use.

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 submitted to and approved by the LPA.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction Management Plan

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractor's vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Roopa Bilichodmath
West Sussex County Council – Planning Services

From: Daun Johnson on behalf of Planning.Responses
Sent: 16 June 2026 08:44
To: Planning Scanning
Subject: FW: Response To Application Number BN/64/26/PL at Hill View Eastergate LaneChichesterPO20 3SJ
Attachments: Response_BN-64-26-1.pdf

Please upload attachment to BN/64/26/PL, planning, consultee response, WSCC

Daun Johnson
Technical Support Unit Assistant
Planning Services

T: 01903 737762 Ext 37762
E: Daun.Johnson@arun.gov.uk

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

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From: [REDACTED]
Sent: 15 June 2026 20:43
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number BN/64/26/PL at Hill View Eastergate LaneChichesterPO20 3SJ

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Regards

Roopa Bilichodmath

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