

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	3 August 2022
LOCATION:	Land at rear of Cedar End Eastergate Lane Eastergate PO20 3SJ
SUBJECT:	BN/65/22/PL Sever land and erection of 1 No bungalow with new vehicular access (resubmission of BN/14/22/PL). 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:	More Information
S106 CONTRIBUTION TOTAL:	n/a

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

I refer to your consultation in respect of the above planning application and would provide the following comments.

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WSCC acting as the Local Highway's Authority (LHA) refer to your consultation in respect of the above planning application and would provide the following comments.

Site Context & History

The access onto the application site is located on Eastergate Lane.

The LHA would view said road to be set within a rural setting.

The road is subject to a 40-mph speed limit. A historic speed survey dating back to 2003 had been conducted in proximity of the site, this determined that the 85th percentile speed around the site was 43 mph. While this data would be considered outdated it is accepted that cars in locations such as these travel at higher speeds than historically.

As a result, the Local Highways Authority (LHA) will refer to Design Manual for Roads and Bridges (DMRB) as guidance.

The LHA also notes that upon inspection of WSCC Highway field sheets, the highway boundary in this location is on average 1.1 metres set back from the edge of carriageway.

More Information Request

The Local Highways Authority (LHA) has viewed the submitted plans and documents, taking a view that the applicant has not submitted clear enough details to assist in the LHA's recommendation for the Local Planning Authority (LPA). The LHA has provided comments below outlining the issues.

Issues Raised

The LHA wishes to summarise the issues that will need addressing before a formal recommendation can be made to the Local Planning Authority (LPA). This list will be followed with more detail below.

1. Visibility

Further Details and Justification

The LHA do not believe that the current supporting evidence demonstrates a safe and suitable access. The LHA therefore requests the applicant provides the following information.

1. A 7 day speed survey to determine the 85th percentile road speeds and supporting maximum achievable vehicle visibility splays that should be located within land under the applicants control or the highway boundary

Conclusion

Please raise the above with the applicant and re-consult. Until such time, the LHA are not in a position to provide final comments until we receive the requested information as stated above.

The applicant and Local Planning Authority should be aware that the information provided for this request, might result in the need for further documentation upon resubmission.

Stephen Garrard
West Sussex County Council – Planning Services