

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                      | Arun District Council<br>FAO: Maria Tomalova                                                                                                                                                                                                                                                                                                                                            |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                                                                                                                                                                                                                                                                                                               |
| <b>DATE:</b>                    | 17 August 2022                                                                                                                                                                                                                                                                                                                                                                          |
| <b>LOCATION:</b>                | Land at rear of Cedar End<br>Eastergate Lane<br>Eastergate<br>PO20 3SJ                                                                                                                                                                                                                                                                                                                  |
| <b>SUBJECT:</b>                 | BN/65/22/PL<br><br>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.<br><br>More information received<br><br>An amendment to the above application dated 16th August 2022 relating to:- visibility splays plan added. |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>RECOMMENDATION:</b>          | More Information                                                                                                                                                                                                                                                                                                                                                                        |
| <b>S106 CONTRIBUTION TOTAL:</b> | 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.

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

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.

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.

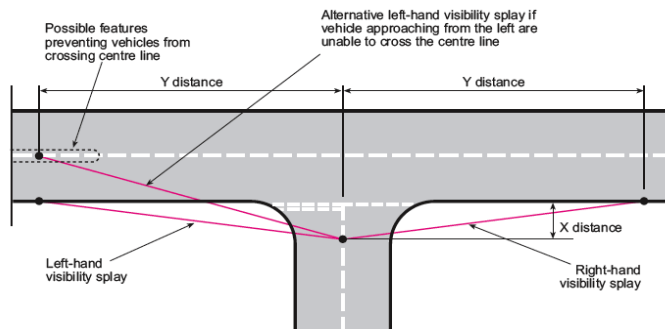
As a result, the Local Highways Authority (LHA) will refer to Design Manual for Roads and Bridges (DMRB) as guidance.

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.

### **Access and Visibility**

The applicant has incorrectly demonstrated maximum achievable visibility splays.

All Visibility splays must include a 2.4 metre setback distance from the kerb edge and span in both directions to the kerbed edge or edge of the adopted carriageway. The splays must not intersect third party land, be found solely within land under the control of the applicant or within the Publicly Maintained Highway and include the current carriageway geometry. We have supplied a diagram below for your guidance only.



As previous, the LHA requests a 7-day speed survey is conducted.

### **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**