

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                      | Arun District Council<br>FAO: Maria Tomolova                                                                                                                                                                                                                             |
| <b>FROM:</b>                    | WSSC - Highways Authority                                                                                                                                                                                                                                                |
| <b>DATE:</b>                    | 20 September 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. |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                                                                                                                                      |
| <b>RECOMMENDATION:</b>          | Advice                                                                                                                                                                                                                                                                   |
| <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.

WSSC 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, an adopted public maintained highway.

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

The said highway is subject to a 40-mph speed limit.

In terms of design parameters, the LHA consider the parameters of Design Manual for Roads and Bridges (DMRB) as guidance.

### Access

The applicant proposes to implement a new 9 metre (Kerbside) VCO access.

The applicant should be made aware that VCO's under 4.5 metres or over 6.4 metres are generally not accepted at the licensing stage. Though in this instance, such a provision is not considered a highway safety concern. The applicant should be mindful that this may result in, if successful, a planning permission that cannot be implemented. Therefore, the applicant is recommended amending the plans to show a kerbside VCO of between 4.5 – 6.4 metres. Details of which can be secured via a suitably worded condition.

### **Visibility**

The applicant has provided visibility of 2.4 x 205 metres (Eastbound) and 2.4 x 260 metres (Westbound). These visibility splays are appropriate for road speeds up to 60 mph.

### **Parking**

The applicant has provided parking for 3 spaces plus garage space and an area for turning. The LHA believes this provision to be adequate.

### **Cycle Parking**

Upon inspection of the plans and supporting documents the LHA concludes that the applicant proposes to supply a NIL cycle parking provision. The LHA provides the following statement,

The LHA wish to inform the applicant that MfS and WSCC guidance also considers the utilities a garage provides, specifically the cycle storage aspect. As such, the LHA believes it reasonable to presume that the garage will provide cycle parking and can be conditioned as such(condition found below).

### **Electric Vehicle Parking (EV)**

Given the recent changes to the Building Regulations Approved Document S (Infrastructure for the Charging of Electric Vehicles), it may be that the provision of EV charging is now covered under separate legislation to planning. Therefore, WSCC as Highway Authority have no comment to make upon the EV charging provision as a result of this planning application. However, the planning case officer should check whether the development is being built under the old Building Control regulations, in place prior to June 15<sup>th</sup> 2022, and if they are, it may be appropriate to secure EV charging provision through the planning process.

### **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.

*The LHA advises the LPA that if they are mindful to permit the above application than to attach the following conditions and informative:*

### **Conditions**

#### **Access**

No part of the development shall first be occupied until such time as the vehicular access has been constructed in accordance with plans and details **to be** submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of carriageway safety.

#### *Visibility Splays*

The use of the access shall not commence until visibility splays of 2.4 x 205 metres (Eastbound) and 2.4 x 260 metres (Westbound) have been provided at the proposed site vehicular access onto Eastergate Lane in accordance with plans and details submitted to the Local Planning Authority. The splays shall be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of carriageway safety.

### *Parking*

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall always thereafter be kept for their designated purpose.

Reason: To provide car-parking space 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 **to be** submitted to and approved by the Local Planning Authority.

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

### **Informative**

#### *Vehicle Crossover License – WSCC Local Area Office*

The Local Highways Authority (LHA) advises the applicant that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee the permission of a Vehicle Crossover (VCO) licence.

Please see the following link on details pertaining to the licence application process:

<https://www.westsussex.gov.uk/carriageways-and-travel/highway-licences/dropped-kerb-s-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call [REDACTED]

<https://www.westsussex.gov.uk/carriageways-and-travel/highway-licences/dropped-kerb-s-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

**Stephen Garrard**  
**West Sussex County Council – Planning Services**