

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	31 May 2022
LOCATION:	Land adjacent to Wayside, Eastergate Lane, Eastergate, PO20 3SJ
SUBJECT:	BN/68/22/PL Erection of 4 x 4 bedroom houses. 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:	Advice
S106 CONTRIBUTION TOTAL:	N/A

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

Summary and Context

This proposal is for the erection of four four-bedroom dwellings. The site is located on Eastergate Lane, a C-classified road subject to a speed restriction of 40 mph in this location.

This application is supported by a Transport Statement prepared by Bright Plan Ltd. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility

The applicant proposes a new bellmouth access on Eastergate Lane to serve the development. Visibility splays of 2.4m x 90.4m to the west and 2.4m x 100.5m to the east have been demonstrated for the proposed access. The demonstrated visibility is in accordance with DMRB guidelines using 85th percentile speeds ascertained from an ATC in this location.

In addition to the above, the Transport Statement has provided trip generation data taken from the TRICS Database. The data suggests that the proposed development will generate 17 daily two-way movements. The LHA does not consider this a significant increase and as such, the LHA is satisfied that this number of trips can be accommodated into the local highway network.

Parking and Turning

The applicant proposes 13 car parking spaces for this development, with three parking spaces per dwelling and one visitor parking space. Under Arun Parking Standards, the LHA would expect to see a development of this size and location providing at least 13 parking spaces – as such, the proposed level of parking provision is in accordance with Arun Parking Standards. On-site turning is also achievable, with swept path tracking for a refuse vehicle and fire appliance being demonstrated to the satisfaction of the LHA.

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. The applicant is

advised that for dwellings with an off-street parking provision, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards.

Regarding cycles, the Transport Statement states that cycle parking will be provided within the proposed garages. The garages are suitably sized to be considered for the secure parking of cycles, in accordance with Arun Parking Standards.

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 a footway in this location, which may increase the reliance on the private car for some residents.

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.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled "*Site and Access Overview*" and numbered "2021-6378-000 B".

Reason: In the interests of road safety.

Car parking space (details approved)

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 thereafter be retained at all times 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.

Electric Vehicle Charging Spaces

No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

Informative

Works within the Highway – Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader [REDACTED] to commence

this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Kyran Schneider
West Sussex County Council – Planning Services