

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Miss K Welch
FROM:	WSCC – Highways Authority
DATE:	19 September 2025
LOCATION:	Cherry Tree Nursery, Eastergate Lane, Arundel, BN18 0BA
SUBJECT:	WA/52/25/PL Removal of residential caravan and erection of 1 No. self-build dwelling. This application is In CIL Zone 3 and is CIL liable.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

The applicant is seeking to replace an existing permanent residential caravan with a single new dwelling on land at Cherry Tree Nursery. The existing access from Eastergate Lane is proposed to be retained to serve the development. From observation of WSCC mapping data there have been no highways accidents or personal injury claims at the point of access to Cherry Tree Nursery from Eastergate Lane.

The access route is an existing arrangement, and has functioned for some time, there are no proposed changes to the access arrangements. Vehicle speeds within the access are anticipated to be low and as such would allow time for vehicle manoeuvres and oncoming vehicles to anticipate any conflicts within the access and react accordingly.

The WSCC parking demand calculator outlines that 3 spaces would be anticipated to serve a dwelling of this size in this location. The plans show a provision of 2 parking spaces to serve the dwelling. This would not be anticipated to generate a severe highways safety concern; however, the LPA may wish to consider the shortfall from an amenity perspective. Overspill parking would not be anticipated to occur within the publicly maintained highway at this location due to the nature of the road and the layout at this point.

The use of the plot as stationing for a caravan would have generated similar movements to that of the proposed and therefore it is not anticipated that the dwelling would result in a material change in the character and frequency of trips along Eastergate Lane.

Secure and covered cycle parking has been demonstrated within the associated plans and should be conditioned alongside any permission of the proposal, to promote sustainable alternatives to the use of a car.

The Local Highway Authority does not consider that the 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 116), and that there are no transport grounds to resist the proposal.

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 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.

Jodie Wilkes

West Sussex County Council – Planning Services

Please could the attached response be distributed to the relevant case officer.

Regards

Jodie Wilkes

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to
[REDACTED] but the responding officer can be contacted directly via
email if there are any questions relating to this response.

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