

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr S. Davis
FROM:	Highways, WSCC
DATE:	18/02/2025
LOCATION:	Land at Stoney Brook Farm, Eastergate Lane, Walberton, BN18 0BA
SUBJECT:	WA/9/25/PIP Application for permission in principle for the maximum erection of 2 No self build 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.

This application seeks Permission in Principle for the erection of two self-build dwellings. The site is located on Eastergate Lane, a C-classified road subject to a speed restriction of 40 mph in this location.

WSCC in its role as Local Highway Authority (LHA) previously provided similar advice for this site for application WA/114/23/PIP, raising no concerns in principle. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

The indicative plans suggest that the existing vehicular access will be utilised to serve the site, with no alterations proposed. From inspection of WSCC mapping, visibility at the access point onto the public highway appears sufficient for the anticipated road speeds in this location. The addition of two dwellings is not anticipated to give rise to a significant material intensification of use of the existing access point.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposals would exacerbate an existing safety concern.

As per the application type, details have not been provided in regards to dwelling size (number of bedrooms), or parking provision. At Technical Details Consent stage, the LHA would expect details to be provided demonstrating proposed vehicular access arrangements to the site, sufficient space for parking and turning of vehicles in accordance with Arun Parking Standards. Sufficient secure and covered cycle storage should also be demonstrated, to encourage sustainable transport methods and reduce the reliance upon the private car.

As outlined above, the LHA is limited in its ability to comment on an application for permission in principle. In principle, the LHA would not raise any objections to an application at this site, subject to the submission of sufficient information at Technical Details Stage.

Kyran Schneider
West Sussex County Council – Planning Services

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: [REDACTED]
Sent: 18 February 2025 10:12
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number WA/9/25/PIP at Land at Stoney Brook Farm Eastergate Lane Walberton BN18 0BA

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

Regards

Kyran Schneider

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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