

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	Stephen Gee WSCC – Highways Authority
DATE:	18 September 2026
LOCATION:	Land at Sunnyside Nurseries Yapton Road Barnham
SUBJECT:	BN/73/26/OUT Outline planning (with some matters reserved except access) for up to 190 No. dwellings including informal and formal public open space, landscaping, drainage, and other associated works. This application is a Departure from the Development Plan, affects a Public Right of Way and may affect the setting of listed buildings. More information received on 3rd September 2026.
DATE OF SITE VISIT:	Officer Familiar with site and 6/7/26 (Noting road closure)
RECOMMENDATION:	No Objection

Following further discussions with the applicant's transport consultant, a transport technical note dated August 2026 has been provided to address comments raised in the initial WSCC Highways consultation response.

Cycle Access

WSCC considered that the shared use elements should be removed from the site access proposals and replaced by a 2m wide footway. The design of the existing shared use provision on the southern side of the carriageway makes any additional cycle provision on the north side difficult to implement in a coherent manner.

Confident cyclist could utilise the carriageway and less confident cyclists could wheel a bike across the road and join the shared use facility on the southern side (although would then need to rejoin the carriageway at its conclusion)..

Whilst not providing an off-carriageway route for cyclists to access the development is a negative, given the limited benefit of what was being proposed it would not significantly affect the consideration on the sustainability of the site and ability to travel by non-car modes due to the opportunities to travel on foot or by public transport.

Designers Response

The designers response has been completed and agreed actions developed. Additional information including vehicle tracking for the property adjacent to the proposed bollards on the eastern side of Footpath BA-158 has been provided to support the agreed actions.

Consideration of the Improvements to PROW 325 and linkages onto the PROW.

The PROW within the site would be upgraded with details agreed at the reserve matters stage, indicative connection points are shown on Figure 2 – Footpath 325 connections and indicate 2 locations where access could be provided.

Lake Lane / Yapton Road – TEMPRO Core scenario

Modelling has been provided and indicates the junction would work within capacity in a 2031 scenario with maximum delays of 40seconds on the Lake Lane Arm in the AM peak. The level of delay would not be considered severe.

B2233/North End Road – Additional scenario

Modelling has been provided to incorporate the trips associated with the now consented improvements to Comet Corner and the live application of 400 dwellings and secondary school. The modelling indicate the junction would work within capacity in a 2031 future year scenario with maximum delays of 10 seconds.

B2233/Bilsham Road – Additional scenario

Modelling has been provided to incorporate the trips associated with the now consented improvements to Comet Corner and the live application of 400 dwellings and secondary school. The modelling indicate that the junction would work be approaching capacity in a 2031 future year scenario with an Ratio to Flow Capacity of 0.88 in the PM peak on the B2233 West arm, however queues of 6 vehicles and delays of 21 seconds would not be considered a severe impact.

Conclusion

No objection is raised to the application, It is acknowledged that the development does not provide any dedicated cycle access however it has explored various options and would be well located to encourage trips by walking and public transport.

S106

Travel Plan

Travel Plan auditing fee – £4,110

Real Time Information Display contribution of £32k

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 Proposed Access Arrangements REV E sheets 1 and 2 and numbered 2413 - 09.

Reason: In the interests of road safety.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

INFORMATIVES

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.

Stephen Gee

West Sussex County Council – Planning Services

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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Please could the attached response be distributed to the relevant case officer.

Regards

Stephen Gee

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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