

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council - FAO: Amber Willard
FROM:	WSCC – Highways Authority
DATE:	28 September 2026
LOCATION:	Paynters Croft Burndell Road Arundel BN18 0HR
SUBJECT:	F/36/26/OUT Outline planning application with some matters reserved (except for access and layout) for the erection of 40 No dwellings with vehicular access from Burndell Road, provision of associated open space, alongside landscaping, drainage infrastructure and associated works. This application is a Departure from the Development Plan. Response to highways and drainage comments.
DATE OF SITE VISIT:	Area known to officer
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been re-consulted on proposals for 40 x dwellings with matters of access sought for approval.

In comments dated 24 July 2026 the LHA requested further information -

• Travel Plan Statement (or detail can be secured along with monitoring fee of £1765 via s106 agreement).

Applicant has confirmed that this can be secured via s106 agreement. Considering the attached monitoring fee this would be solely secured by s106 agreement and not condition.

• Clarification/ plan of linking footway from site access to south Rollaston Park northbound bus stop (western side Burndell Road).

The Site Overview drawing shows a footway link to Rollaston Park Bus Stop (northbound). This would be provided as part of the access/off-site highway works under s278 agreement.

• Amended vehicular and pedestrian visibility splays (2.4m x 60m south and 62m north/ 1.5m x 60m south and 62m north)

The 85th percentile speeds were recorded as 37.9mph northbound and 38.5mph southbound (from ATC survey) which would require visibility splay of 60m south and 62m north. The applicant states these have been amended and provided but 'Access Overview & Visibility Splays' drawing 2025-6804-001 rev C still shows 60m north and 58m south. It is evident there is sufficient highway boundary and applicant land to extend these slightly and this can be secured by condition.

• Commitment to s106 contribution to RTPI at Fordwater Gardens bus stops (£8,500 each).

The applicant has committed to this, in the event that F/19/25 does not come forward and provide this.

• Designers Response to RSA.

This has been provided and LHA, as Overseeing Organisation has signed the single issue off.

• Explore cycle/pedestrian link from within site to adjacent site (Abbotts Field)

Applicant has stated:

The Abbots Field link was explored at pre-app stage. This is not viable without the third parties cooperation. We have however shown a stub of footway to the site boundary spurring from the end of the carriageway in the vicinity of Plot 19.

The LHA acknowledge that connection to Abbots Field depends on third party constraints but that the applicant for this development has provided what they are able to do so within their land to provide a potential future link to the adjacent site, by providing the footway stub.

• Internal shared surface footway transitions details

The footway transitions are indicatively shown on the enclosed drawing. The site is outline and these may be subject to change at RM stage.

This is accepted. Areas of shared surface without segregated footway are shown on cul-de-sac sections where vehicle volumes and speeds are anticipated to be low and thus suitable for shared use carriageway.

• Some visitor bays to be marked up as accessible bays (DfT Inclusive Mobility compliant).

The plan indicates that some visitor bays are enlarged to be suitable as accessible bays, but it is noted that internal layout and thus parking would be further reviewed and agreed at reserved matters stage.

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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

Matters of internal layout including parking would be expected at reserved matters stage.

If the Local Planning Authority is minded to grant planning consent the following would be advised:

S106/Unilateral Undertaking –

Travel Plan Statement and monitoring fee of £1765

Realtime information boards (RTPI) displays at Fordwater Gardens bus stops (£8,500 x 2)

Conditions –

Access & Off-site Highway Works

No part of the development shall be first occupied until such time as the vehicular access, footway and uncontrolled crossing, serving the development has been constructed in accordance with the details shown on the drawings titled Site Overview (2025-6804-000 Rev C), and Access Overview & Visibility Splays (2025-6804-001 Rev C).

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.

Visibility (details required)

No part of the development shall be first occupied until vehicular and pedestrian visibility splays of 2.4 metres by 60m south and 2.4m by 62m north have been provided at the proposed site vehicular access and pedestrian crossing points onto Burndell Road in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter 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 road safety.

INFORMATIVE

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 Highways Agreements Team Leader () 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.

The applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

Katie Kurek
West Sussex County Council – Planning Services

ROAD SAFETY AUDIT RESPONSE REPORT

LAND TO THE REAR OF PAYNTERS CROFT, BURNDELL ROAD, YAPTON. DEVELOPMENT

Client: Edge BP
Reference: 2026-09-03-6804-RSARR01

This response is to a Stage 1 Road Safety Audit prepared in accordance with General Principles and Scheme Governance General Information, GG 119, Road Safety Audit.

PROJECT DETAILS

Project	Land to the Rear of Paynters Croft, Burndell Road, Yapton.		
RSA Stage	Stage 1		
RSA Report Title	Access to Burndell Road, Yapton		
RSA Report Reference	RSA1184		
RSA Date	22/04/2026		
Document Reference	2026-09-03-6804-RSARR01	Revision	-
Prepared By	Bright Plan		
On Behalf Of	West Sussex County Council		

AUTHORISATION SHEET

Prepared By	
Name	Sam O'Halloran
Position	Senior Consultant
Signed	
Organisation	Bright Plan
Date	02/09/2026

Approved By	
Name	Alex Budd
Position	Director
Signed	
Organisation	Bright Plan
Date	03/09/2026

KEY PERSONNEL

Overseeing Organisation	West Sussex County Council
Design Organisation	Bright Plan
RSA Organisation	Road Safety Answers
RSA Team Leader	Paul Martin - BSc (Hons), CEng, FCIHT, FSoRSA, IEng, MICE HE Approved RSA Certificate of Competency (2013)
RSA Team Member	Paul Nevard – MSc, BA (Hons) CMILT, MCIHT, MSoRSA, HE Approved RSA Certificate of Competency



ROAD SAFETY AUDIT DECISION LOG

RSA Problem 3.1	Location: A – South-eastern end of the proposed footway, approaching the north-westbound bus stop (Dwg. 2025-6804-001 Rev. A). Summary: Risk of pedestrian/vehicle collisions if the new footway is obstructed. A small tree has low-hanging branches that encroach onto the footway near the bus stop, obstructing pedestrian movement (see Photo 1). If not addressed, this obstruction may force pedestrians into the live carriageway, increasing the risk of a collision with vehicles approaching from the south-east.
RSA Recommendation	The small, low tree should be removed completely so that future growth does not obstruct the passage of pedestrians along the new footway.
Design Organisation Response	Problem and recommendation agreed.
Overseeing Organisation response	tree/vegetation can be cut back as part of s278 works
Agreed RSA Action	no further action

DESIGN ORGANISATION AND OVERSEEING ORGANISATION STATEMENTS

On behalf of the design organisation I certify that:	
1. the RSA actions identified in response to the road safety audit problems in this road safety audit have been discussed and agreed with the Overseeing Organisation.	
Name	Sam O'Halloran
Signed	
Position	Senior Consultant
Organisation	Bright Plan
Date	02/09/2026

On behalf of the Overseeing Organisation I certify that:	
1. the RSA actions identified in response to the road safety audit problems in this road safety audit have been discussed and agreed with the design organisation; and	
2. the agreed RSA actions will be progressed.	
Name	Katie Kurek
Signed	
Position	senior transport planner
Organisation	West Sussex County Council
Date	28/09/2026

[REDACTED]

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From: Katie Kurek [REDACTED]
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Subject: Response To Application Number F/36/26/OUT at Paynters Croft

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[REDACTED]

Katie Kurek (she/her) | BA (Hons) MCIHT
Senior Transport Planner

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West Sussex County Council
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