

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr. S. Davis
FROM:	WSSC - Highway Authority
DATE:	9 March 2022
LOCATION:	Land to the south of Ford Lane and east of North End Road Yapton BN18 0DS
SUBJECT:	Y/10/22/PL Erection of 15 No dwellings (including 4 No affordable units) with associated access, parking, landscaping, drainage and public open space (additional units to those approved under application Y/123/21/PL). This application may affect the setting of a listed building, affects the character & appearance of the Church Lane Conservation area, affects a Public Right of Way and is in CIL Zone 2 and is CIL Liable as new dwellings.
DATE OF SITE VISIT:	n/a (visited previously for other applications on the site)
RECOMMENDATION:	More Information Required
S106 CONTRIBUTION TOTAL:	TBA

This is the WSSC County Highways (CHA) response to a planning application for erection of 15 No dwellings (including 4 No affordable units) with associated access, parking, landscaping, drainage and public open space (additional units to those approved under application Y/123/21/PL). This application may affect the setting of a listed building, affects the character & appearance of the Church Lane Conservation area, affects a Public Right of Way and is in CIL Zone 2 and is CIL Liable as new dwellings.

Response.

The proposal seeks permission for an additional 15 homes on a site currently being constructed by the applicant. The actual location of the land is just south of the approvals granted under previous references. However, in terms of detail, the proposal involves the extension and reconfiguration of part of the internal access road serving the development.

For previous planning application Y/123/21/PL, the CHA in its response dated 20 October 2021, identified an area of concern with the proposals – namely the revised position of the turning head found on the southern-most access road. Where it was shown bisected the line of Public Footpath No. 357. While the legal line of the PRow did not appear altered it did make any future upgrading to either a cycle route or bridleway potentially difficult given the alignment and purpose of the turning head to turn vehicles. This is because any future upgrading is likely to require physical alterations to the road surface in an attempt to give non-motorised users priority in accordance with latest design guidance and having the turning head in the position as currently proposed will make this difficult to achieve. As such, the CHA requested that the turning head be moved off the legal line of the PRow.

In reply to this, the applicants provided Drawing No. D2831-FAB-00-GL-DR-L-0100 Revision 'PL15' produced by Fabrik Landscape Architects. The turning head shown on that drawing was shown to the west of the PRow and thus did not obstruct it.

However, turning to this latest application, the turning head is now shown eastwards and again across the legal line of Public Footpath No. 357, thereby raising the previous CHA concern about future upgrading. As such, the CHA requests that the applicant re-visits this and provides an alternative that would allow for future upgrading of the Footpath to Bridleway and/or cycle path.

Other matters.

Parking - No visitor parking is shown provided for the new homes. Applicant to provide this.

EV parking – Applicant to show this.

Cycle parking – Applicant to show this.

Manoeuvring for cars - Width of manoeuvring area behind spaces serving plots 101-103 looks to be less than 6.0m. Applicant to show that a minimum dimension of 6.0m will be provided to assist vehicles entering and leaving parking spaces.

PRoW – Applicant to provide clarification about surface treatment of PRoW 357 (as it looks to be paved) and further detail of the termination point alongside eastern-side of the turning head referred to above.

Conclusion.

Additional information is required in order for the CHA to be able to consider the proposal further. What is required is documented above. When available, the case officer should re-consult the CHA.

Thank you.

Tim Townsend
West Sussex County Council – Planning Services