

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Easton
FROM:	WSCC - Highways Authority
DATE:	25 January 2022
LOCATION:	Land at Bilsham Road Yapton
SUBJECT:	Y/127/21/RES Approval of reserved matters (appearance, landscaping, layout and scale) following the grant of Y/91/17/OUT for 250 No dwellings with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation & ancillary works (resubmission following Y/152/20/RES). this site is not CIL Liable as in Yapton Strategic Site. Further Information received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

West Sussex County Council (WSCC) as Highway Authority have been consulted upon planning application Y/127/21/RES that seeks approval of reserved matters (appearance, landscaping, layout and scale) following the grant of Y/91/17/OUT for 250 No dwellings. WSCC have previously commented on application Y/127/21/RES with comments dated 1st October 2021. In these comments the Highway Authority raised no in principle objections to the application but sought clarification on the proposed level of car parking, as differing levels of provision were quoted within the submission.

The applicant has now provided further information in the form of a highways technical note to address all the highways matters raised by the statutory consultees. The applicant has confirmed that a total of 589 car parking spaces are to be provided and 15 garages. This level of car parking is deemed acceptable and is not considered to result in significant overspill car parking within the development or the surrounding roads.

Summary

West Sussex County Council as Highway Authority has no in principle objections to planning application Y/127/21/RES. Should the application be approved the Highway Authority would look for the following conditions to be included on any permission granted:

- Cycle Parking - No development above damp proof course (DPC) level shall take place until full details of the proposed cycle stores for those dwellings which do not benefit from a garage or individual store located within the properties demise have been submitted to and approved in writing by the Local Planning Authority and the relevant houses shall not be occupied until the

approved cycle storage associated with them have been erected/provided. These cycle storage spaces shall thereafter be permanently retained and maintained.

- Roads and car parking provision - No dwelling shall be occupied until the vehicular access, roads, footways, car/garaging including visitor spaces and cycle parking and turning spaces serving that development have been constructed and are available to use.

Steven Shaw
West Sussex County Council – Planning Services