
Project Name : Bilsham Road, Yapton

Job No : 19-326

Note Title : Highways Response Technical Note

Author : ESH

Checked : BM

Approved : BM

Date : February 2022

1.0 INTRODUCTION

1.1 *Background*

1.1.1 This Highways Response Technical Note has been prepared by Odyssey on behalf of Bilsham Road Development LLP with respect to the Reserved Matters Application (RMA, Ref. Y/127/21/RES) for the proposed residential development of 250 dwellings at Bilsham Road, Yapton.

1.1.2 This Highways Response Technical Note has been prepared in response to statutory consultee comments received from West Sussex County Council (WSCC), West Sussex Fire and Rescue Service (WSFRS), Environmental Health and National Highways (previously Highways England) following submission of the RMA which included Highways Technical Note Report No. 19-326-08 (August 2021).

1.1.3 In addition to responding to the consultee comments, this Highways Response Technical Note also provides details of the minor layout changes to the proposal with associated updated swept path analysis.

2.0 STATUTORY CONSULTÉE COMMENTS

2.1.1 The statutory consultee comments are summarised below, whilst the associated responses (where available) are contained in **Appendix A**.



- WSCC:
 - Confirmation with respect to car parking numbers proposed.
 - Confirmation of details with respect to the proposed cycle stands.
- WSFRS:
 - Evidence required to show that the Fire Service vehicle access meets the requirements identified in Approved Document B Volume 1 2019 Edition: B5 Section 13, including Table 13.1 and diagram 13.1.
- Environmental Health:
 - Confirmation with respect to 100% of houses with a driveway or garage to have an active electric vehicle (EV) charging point.
 - Confirmation with respect to 30% of parking spaces for all other dwellings to have an EV charging point.
- National Highways:
 - Requirement for the delivery of the A27 / Yapton Lane junction improvement prior to the occupation of the 199th dwelling.

3.0 RESPONSE TO STATUTORY CONSULTEE COMMENTS

3.1.1 This section provides a response to each of the statutory consultee comments.

3.2 *West Sussex County Council*

3.2.1 It is confirmed that the difference in car parking numbers set out on the Car Parking Layout compared to those stated in the Highways Technical Note (Report No. 19-326-08, August 2021), is due to the report recording the garages as 0.5 spaces, with the Car Parking Layout plan stating garages as one space. The proposed development is being provided with a total of 589 car parking spaces in addition to 15 garages as detailed in Section 2.2 of Highways Technical Note Report No. 19-326-08.

3.2.2 The two conditions suggested by WSCC are considered acceptable.

3.3 *West Sussex Fire and Rescue Service*

3.3.1 With respect to the WSFRS comments, it is noted that Building Regulations Approved Document B has B4 Section 13 and B5 Section 15; there is no B5 Section 13. Nonetheless, it can be confirmed that suitable fire tender access compliance with Building Regulation requirements is demonstrated, as set out in Paragraph 2.4.2 of Highways Technical Note Report No. 19-326-08, and as shown on **Drawings 19-326-005G** and **19-326-006G** attached to this report.



3.4 Environmental Health

3.4.1 With respect to the EV parking comments received from Environmental Health, reference should be made to Paragraph 2.2.5 of Highways Technical Note Report No. 19-326-08, which states *'All houses provided with on-plot parking will be provided with an electric vehicle charging point. Flats with rear courtyard parking will have access to one charging point between two spaces'*. This exceeds the requirements of the Environmental Health Officer.

3.5 National Highways

3.5.1 National Highways comments, dated 1st October 2021, raise concern with the RMA due to their recommended condition requiring delivery of the A27 / Yapton Lane junction improvement prior to the occupation of the 199th dwelling not being included in the outline planning permission (Ref. Y91/17/OUT). As such National Highways are not satisfied that the development would not have a material effect on the operation of the Strategic Road Network (SRN).

3.5.2 The National Highways recommended condition was not included as part, and as such is not a requirement, of the outline planning approval (Ref. Y91/17/OUT). Furthermore, this RMA is only required to address matters of landscaping, appearance, layout, and scale.

3.5.3 It is, however, noted that two planning applications (listed below) for development close to the Application Site have the same improvement works to the A27 / Yapton Lane junction secured as a condition, as part of their respective outline planning permissions. Subject to these developments progressing, the required works would be undertaken irrespective of the Application Site proposal.

- Ref. Y/80/16/OUT – Land South of Ford Lane and East of North End Road, Yapton – 100 Dwellings
- Ref. WA/44/17/OUT – Land East of Tye Lane, Walberton – 175 Dwellings

4.0 LAYOUT CHANGES

4.1.1 There have been a number of minor amendments to the proposed RMA layout comprising of widening the carriageway to 6.0m adjacent to Plots 13 and 14, and increasing the width of the turning head to 6.5m in front of Plots 13 and 14 parking spaces. These layout changes have been encapsulated in the revised drawing pack attached to this Highways Response Technical Note, including:

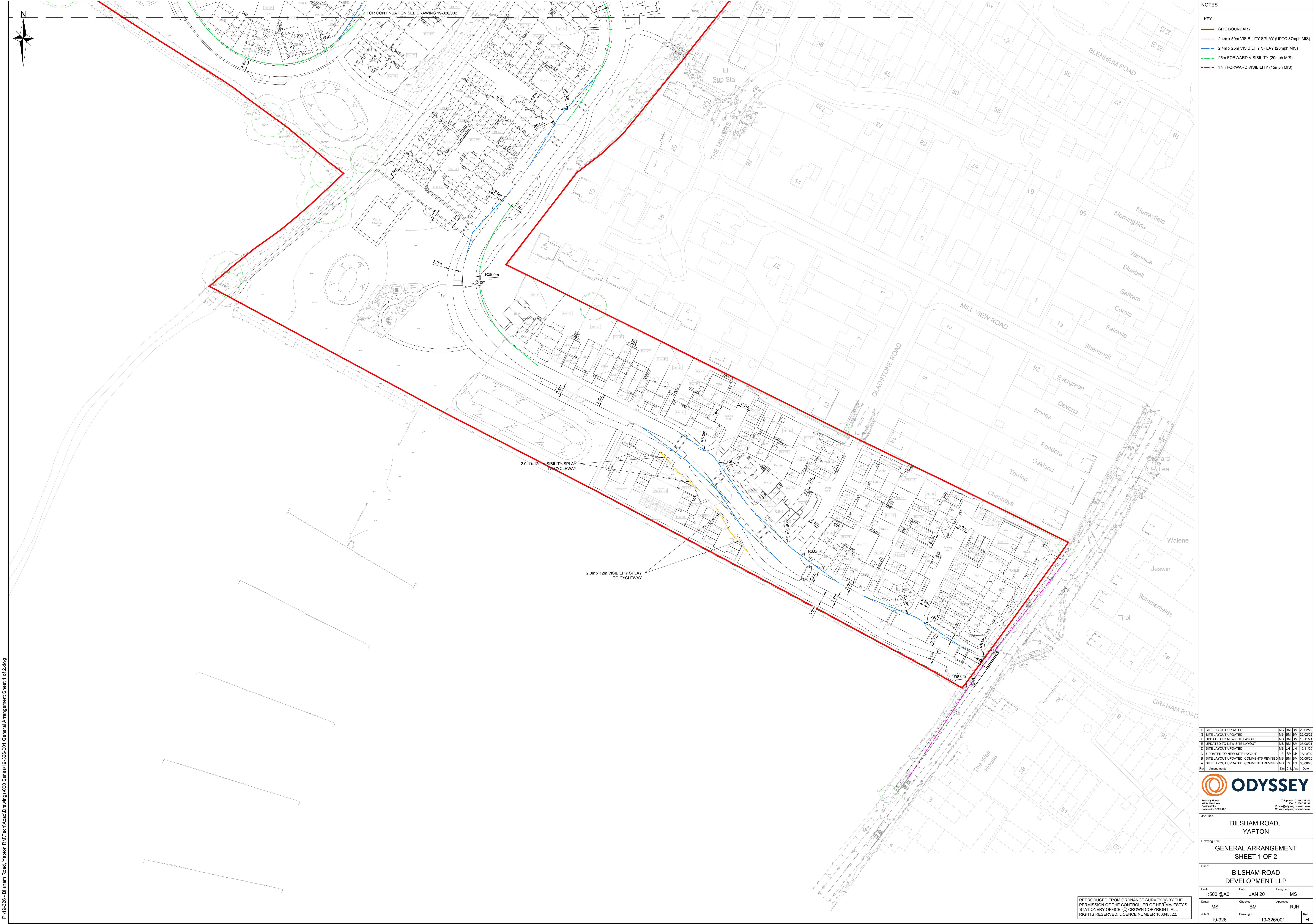


- **Drawings 19-326-001H and 19-326-002H** - General Arrangement Sheets 1 and 2
- **Drawings 19-326-003H and 19-326-004K** - Refuse Vehicle Swept Path Analysis Sheets 1 and 2
- **Drawings 19-326-005G and 19-326-006G** - Fire Tender Swept Path Analysis Sheets 1 and 2
- **Drawings 19-326-007C and 19-326-008C** - Car Swept Path Analysis Sheets 1 and 2

5.0 SUMMARY

5.1.1 It is considered that the further clarifications set out in this Highways Response Technical Note provides the information required such that a positive response can be provided to the RMA application with respect to Highways and Transportation matters.

DRAWINGS



P:\19-326 - Bilsham Road, Yapton RMTech\Acad\Drawings\000 Series\19-326-001 General Arrangement Sheet 1 of 2.dwg

NOTES

KEY

SITE BOUNDARY

2.4m x 59m VISIBILITY SPLAY (UPTO 37mph MS)

2.4m x 25m VISIBILITY SPLAY (20mph MS)

25m FORWARD VISIBILITY (20mph MS)

17m FORWARD VISIBILITY (15mph MS)

H

SITE LAYOUT UPDATED

MS

BM

28/02/22

G

SITE LAYOUT UPDATED

MS

BM

22/02/22

F

UPDATED TO NEW SITE LAYOUT

MS

BM

16/11/21

E

UPDATED TO NEW SITE LAYOUT

MS

BM

23/06/21

D

SITE LAYOUT UPDATED

MS

LH

12/11/20

C

UPDATED TO NEW SITE LAYOUT

LS

RW

23/10/20

B

SITE LAYOUT UPDATED, COMMENTS REVISED

MS

BM

10/06/20

A

SITE LAYOUT UPDATED, COMMENTS REVISED

MS

TG

30/06/20

Rev

Amendments

2nd

Chk

App

Date

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Job Title

BILSHAM ROAD,
YAPTON

Drawing Title

GENERAL ARRANGEMENT
SHEET 1 OF 2

Client

BILSHAM ROAD
DEVELOPMENT LLP

Scale

1:500 @A0

Date

JAN 20

Designed

MS

Drawn

MS

Checked

BM

Approved

RJH

Job No

19-326

Drawing No

19-326/001

Rev

H

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NOTES

KEY

SITE BOUNDARY

25m OPERATIVE DRAG DISTANCE

30m RESIDENT DRAG DISTANCE

10.22

1.000 2.000 3.000

Phoenix 2-17N (with Elite 2 6x2 ML chassis)

Overall Length10.220m

Overall Width3.750m

Overall Body Height3.750m

Min Body Ground Clearance0.250m

Track Width4.000m

Lock to lock time4.000s

Keen to Keen Turning Radius10.550m

H SITE LAYOUT UPDATED

MS

BM

BM

15/02/22

G SITE LAYOUT UPDATED

MS

BM

BM

22/02/22

F UPDATED TO NEW SITE LAYOUT

MS

BM

BM

16/11/21

E UPDATED TO NEW SITE LAYOUT

MS

BM

BM

23/09/21

D LAYOUT UPDATED SPA & COMMENTS UPDATED

MS

LH

LH

12/11/20

C LAYOUT UPDATED SPA & COMMENTS UPDATED

LS

BM

BM

23/10/20

B LAYOUT UPDATED SPA & COMMENTS UPDATED

MS

BM

BM

05/09/20

A LAYOUT UPDATED SPA & COMMENTS UPDATED

MS

TG

TG

30/06/20

Rev

Amendments

Drawn

Checked

Approved

Date

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Job Title

BILSHAM ROAD,
YAPTON

Drawing Title

REFUSE VEHICLE SWEEP PATH
ANALYSIS - SHEET 1 OF 2

Client

BILSHAM ROAD
DEVELOPMENT LLP

Scale

1:500 @A0

Date

JAN '20

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MS

Drawn

MS

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19-326

Drawing No

19-326/003

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NOTES

KEY

— SITE BOUNDARY

20m MAXIMUM REVERSE DISTANCE

45m HOSE DRAG LENGTH

8.66

1.52

3.81

DB32 Fire Appliance

Overall Length

Overall Width

Overall Body Height

Min Body Ground Clearance

Max Track Width

Lock to lock time

Kerb to Kerb Turning Radius

8.660m

2.180m

3.420m

0.337m

2.21m

6.00s

7.910m

MS

BM

BM

26/02/22

MS

BM

BM

16/11/21

MS

BM

BM

15/08/21

MS

LH

LH

12/11/20

MS

BM

BM

23/10/20

MS

BM

BM

05/06/20

MS

TG

TG

30/06/20

Amendments

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Job Title

BILSHAM ROAD,
YAPTON

Drawing Title

FIRE TENDER SWEEP PATH
ANALYSIS SHEET 1 OF 2

Client

BILSHAM ROAD
DEVELOPMENT LLP

Scale

1:500 @A0

Date

JAN 20

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19-326

Drawing No

19-326/005

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NOTES

KEY
SITE BOUNDARY
20m MAXIMUM REVERSE DISTANCE
45m HOSE DRAG LENGTH

DB32 Fire Appliance
Overall Length 8.600m
Overall Width 2.180m
Overall Body Height 3.420m
Min Body Ground Clearance 0.337m
Max Track Width 2.270m
Lock to lock time 6.00s
Kerb to Kerb Turning Radius 7.910m

G SITE LAYOUT UPDATED	MS	BM	BM	28/02/22
F UPDATED TO NEW SITE LAYOUT	MS	BM	BM	16/11/21
E UPDATED TO NEW SITE LAYOUT	MS	BM	BM	23/09/21
D LAYOUT UPDATED	MS	LH	LH	12/11/20
C LAYOUT UPDATED SPA & COMMENTS UPDATED	S	BM	BM	23/10/20
B LAYOUT UPDATED SPA & COMMENTS UPDATED	MS	BM	BM	05/09/20
A LAYOUT UPDATED SPA & COMMENTS UPDATED	MS	TG	TG	30/06/20

Rev	Amendments	Rev	Amendments	Date

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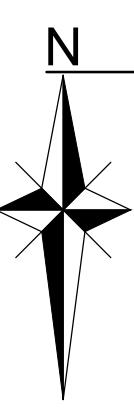
Drawing Title
**FIRE TENDER SWEEP PATH
ANALYSIS SHEET 2 OF 2**

Client
**BILSHAM ROAD
DEVELOPMENT LLP**

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Job No 19-326	Drawing No 19-326/006	Rev G

FOR CONTINUATION SEE DRAWING 19-326/005

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FOR CONTINUATION SEE DRAWING 19-326/008

NOTES

KEY

SITE BOUNDARY

4.972

5.000

2.878

0

1

2

0

1

2

Skoda Octavia

Overall Length

1.765m

Overall Width

1.485m

Min Body Ground Clearance

0.245m

Max Track Width

1.713m

Lock to lock time

4.50s

Kerb to Kerb Turning Radius

5.100m

4.572m

1.765m

1.485m

0.245m

1.713m

4.50s

5.100m

C	SITE LAYOUT UPDATED	MS	BM	BM	28/02/22
B	UPDATED TO NEW SITE LAYOUT	MS	BM	BM	16/11/21
A	UPDATED TO NEW SITE LAYOUT	MS	BM	BM	23/08/21
Rev	Amendments	Des	Chk	App	Date

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Job Title

BILSHAM ROAD,
YAPTON

Drawing Title

CAR PARKING SWEEP PATH
ANALYSIS - SHEET 1 OF 2

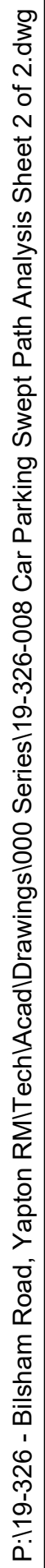
Client

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DEVELOPMENT LLP

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Job No	19-326	Drawing No	19-326/007	Rev	C

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P:\19-326 - Bilsham Road, Yapton RMTech\Acad\Drawings\000 Series\19-326-007 Car Parking Swept Path Analysis Sheet 1 of 2.dwg



NOTES

KEY

— SITE BOUNDARY

The diagram shows a side profile of a car with the following dimensions labeled:

- Overall Length: 4.572m
- Overall Width: 1.769m
- Overall Body Height: 1.488m
- Min Body Ground Clearance: 0.249m
- Max Track Width: 1.713m
- Lock to lock time: 4.00s
- Kerf to Kerf Turning Radius: 5.100m

Skoda Octavia	4.572m
Overall Length	1.769m
Overall Width	1.488m
Overall Body Height	0.249m
Min Body Ground Clearance	1.713m
Max Track Width	4.00s
Lock to lock time	5.100m
Kerf to Kerf Turning Radius	

C SITE LAYOUT UPDATED	MS	BM	BM	28/02/22
B UPDATED TO NEW SITE LAYOUT	MS	BM	BM	10/11/21
A UPDATED TO NEW SITE LAYOUT	MS	BM	BM	23/08/21
Rev	Amendments	Drawn	Checked	Date



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Job Title

**BILSHAM ROAD,
YAPTON**

Drawing Title

**CAR PARKING SWEEPED PATH
ANALYSIS - SHEET 2 OF 2**

Client

**BILSHAM ROAD
DEVELOPMENT LLP**

Scale

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Date

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RJH

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Job No

19-326

Drawing No

19-326/008

Rev

C

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APPENDIX A

Statutory Consultee Comments

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Easton
FROM:	WSCC - Highways Authority
DATE:	1 October 2021
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.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

Introduction

West Sussex County Council (WSCC) as Highway Authority have been consulted upon planning Y/127/21/RES that seeks approval of the reserved matters following approval of planning application Y/91/17/OUT for 250 dwellings. This application is a resubmission following the withdrawal of an earlier application Y/152/20/RES.

Car Parking

The applicant has stated that they are providing car parking in accordance with ADC Parking Standards Supplementary Planning Document (SPD).

The key on the Car Parking Layout plan states that there are a total of 605 car parking spaces proposed. This is made up of the following:

- 50 visitor spaces
- 288 allocated on-plot spaces
- 228 allocated off-plot spaces
- 15 allocated garage spaces
- 24 allocated car port spaces

However the Highways Technical Note states a total of 596.5 spaces are to be provided (garages have been classed as 0.5 of a space). The difference in numbers between the car park layout plan and Highways Technical Note may be accounted for due to rounding of numbers and because the technical note classing garages as 0.5 of a space whilst the layout plan is classing them as a full space. However, for clarity the Highway Authority would look for the applicant to confirm the total number of parking spaces to be provided.

The principle of the provision of 596 or 605 car parking spaces is deemed acceptable and the level of car parking is deemed appropriate and not considered to result in overspill car parking within the surrounding area or local roads.

The Parking Standards SPD requires that all houses with a driveway and garage have an active EV charging point and all other development has a provision of at least 20%. The applicant has confirmed that all houses that have an on-plot car parking will have a charging point (132 houses) and that an additional 20% of all other development has access to a charging point (45 properties).

Where the applicant is providing garages, these are of a size that meet the minimum size requirements set out within the Arun Parking Standards SPD. The applicant is proposing that single garages are 6.085m by 3.047m and double garages are 6.085m by 6.095m. These are therefore deemed acceptable.

Cycle Parking

The applicant is proposing that all houses would have a secure store either in their garages or garden sheds in the rear garden to accommodate cycles. The sheds would be at least 1.8m x 1.2m and be of timber construction and secured to a concrete base. All flats would have access to a communal cycle store. The applicant has stated that the stores would provide two cycles per dwelling. This is deemed acceptable however it is not apparent from the plans submitted the exact detail of the proposed cycle stands. The Highway Authority preference is for Sheffield Stands spaced in line with the guidance contained within the Manual for Streets. The Highway Authority would recommend that further details of the communal flat cycle stores are secured via condition.

Residential Street Layout

The general layout and design of the roads accords with the principles within the Manual for Streets and is appropriate for its context in terms of creating a low speed, low vehicle movement environment. The roads design is considered to provide a permeable site by having an interconnected road layout. The roads are designed to a 20mph design speed. The spine road is proposed as being 5.5m in width whilst the secondary streets are proposed as being 4.8m wide; footpaths are generally 2m wide.

The applicant has submitted a Technical Highway Note that seeks to respond to earlier Highway Authority comments under planning application Y/152/20/RES dated 22nd March 2021. The information provided by the applicant in this note and the proposed changes to the layout, which include measures to increase cycling permeability within the site, extensions of footways to lead pedestrians over the transition into shared surface areas and the provision of vehicle crossovers rather than bell mouth junctions at two access points, address all earlier Highway Authority comments.

Summary

West Sussex County Council as Highway Authority has no in principle objections to planning application Y/127/21/RES, however clarification should be provided on the proposed level of car parking. 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

[REDACTED]

[REDACTED]

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

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

Sign up to our newsletter [here](#)



From: Cleaver, Elizabeth [REDACTED]
Sent: 01 October 2021 12:01

[REDACTED]

Subject: National Highways response: Y/127/21/RES, Land at Bilsham Road, Yapton

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

For the attention of: Mr D Easton

Planning Application No: Y/127/21/RES

Site: Land at Bilsham Road, Yapton

Development: 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.

National Highways Ref: HAMIS 92585; Tracker #14806

Dear Mr Easton,

Thank you for your email of 10 September 2021 consulting National Highways (formerly Highways England) on the Reserved Matters application referenced above and requesting a response by 14 October.

National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such National Highways works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. National Highways will be concerned with proposals that have the potential to impact on the safe and efficient operation of the SRN, in this case the A27.

We note that this reserved matters application follows outline approval reference Y/91/17/OUT for 250 dwellings, which was granted in April 2019 and is a resubmission following Y/152/20/RES, which was withdrawn on 22 April 2021. Our position on this application remains the same as for our previous response on Y/152/20/RES.

Our formal recommendation on Y/91/17/OUT was a planning condition requiring delivery of the A27 / Yapton Lane junction improvement prior to the occupation of the 199th dwelling, but this condition was not included in the planning permission.

With our condition for the A27 / Yapton Lane junction improvement not being in place, we cannot be satisfied that the development will not materially affect the safety, reliability and / or operation of the SRN (the tests set out in DfT Circular 02/2013 paragraphs 9 & 10 and MHCLG NPPF 2021 paragraphs 110-13).

Accordingly, National Highways cannot agree to the reserved matters application in this instance due to the strong likelihood of harm to the SRN (A27 / Yapton Lane junction).

If you have any queries regarding this response, please contact us at

[REDACTED]

Kind regards

Elizabeth Cleaver, Assistant Spatial Planning Manager

National Highways | Bridge House | 1 Walnut Tree Close | Guildford | Surrey | GU1 4LZ

Web: <http://nationalhighways.co.uk/>

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 10 September 2021 14:19

To: Planning SE [REDACTED]

Subject: #14806 Planning Consultation on: Y/127/21/RES

To: **Highways England**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6 - Articles 16 & 18 Consultation before the grant of permission

Approval of Reserved Matters Following Outline Approval

Application No: Y/127/21/RES
Registered: 10th September 2021
Site Address: Land at Bilsham Road Yapton
Grid Reference: 497588 102751
Description of Works: 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.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 14th October 2021 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mr D Easton

Planning Officer- Arun District Council

Telephone: 01903 737500 ex37361

Email: david.easton@arun.gov.uk

PLCONSULT (CDB) 2020

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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From: Fiona Fitzgerald <Fiona.Fitzgerald@arun.gov.uk>
Sent: 14 October 2021 11:54
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: Y/127/21/RES

Dear Planning,

Please could the applicant confirm that 100% of the houses with a driveway or a garage will have an active EV charging point, and that 30% of parking spaces for all other dwellings will have an EV charging point?

Regards

Fiona

Fiona Fitzgerald
Senior Environmental Health Officer
Environmental Health

T: 01903 737674
E: fiona.fitzgerald@arun.gov.uk



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