

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: David Easton
FROM:	WSCC - Highways Authority
DATE:	11 April 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. An amendment has been received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

West Sussex County Council (WSCC) as Highway Authority have been reconsulted upon planning application Y/127/21/RES. This application seeks approval of reserved matters following the granting of outline planning consent under Y/91/17/OUT for 250 dwellings. The Highway Authority have previously raised no objections to this application subject to the inclusion of necessary conditions, as per comments sent to Arun District Council as Local Planning Authority dated 25th January 2022.

The applicant has submitted revised plans to address comments by the Tree Officer. These comments have resulted in some changes around plots 91-93 to ensure the root protection area of the tree does not fall within private areas/rear gardens. These changes are not considered to change the earlier Highway Authority comments.

The applicant has also submitted changes to the detail of the car parking provision and amended several of the visitor bays to disabled bays. The approach that has been adopted with regards disabled parking, it is understood has been done to meet the requirements in the Arun Parking Standards SPD. The SPD states that disabled car parking provision should be provided in accordance with the guidance in Manual for Streets which makes reference to 5% car parking provision should be provided for disabled users. This 5% figure originates from a Department for Transport Traffic Advisory Leaflet 5/95 on Disabled Car Parking.

The normal approach to new residential development such as these is not to provide dedicated disabled car parking spaces. The majority of properties have in curtilage parking which a disabled resident would use. Whilst disabled visitors could use either the in-curtilage parking of the property

they are visiting, visitor spaces or park on-street in close proximity to the property. It is also not known where the demand for disabled car parking is to be within the development so whilst it may be provided at this stage it may not be close to the desired location to provide any benefit to disabled users.

If the road is to be adopted and at a future date and a resident requires a disabled car parking space a request can be made to the Highway Authority for such a bay. If the road is to be made private and there is a future need for a disabled space occurs this could be addressed through the developer or management company. The laybys with visitor parking could be amended and a disabled car parking space retrofitted as the need arises.

The Highway Authority would also have concerns with the provision of this level of disabled car parking as it could lead to regular abuse of the disabled car parking spaces if they are not in regular use by disabled users. This could result in the practice of abusing disabled parking spaces to become normalised and happen elsewhere outside of the development; which would clearly be detrimental.

The Highway Authority preference would be to design the bays so that they can be future proofed to accommodate disabled parking and be amended at a later date once the demand for a dedicated disabled bay is known.

Steven Shaw
West Sussex County Council – Planning Services