

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	30th March 2020
LOCATION:	Land at the Southern End of Cinders Lane Yapton BN18 0JJ
SUBJECT:	Y/26/20/RES Approval of reserved matters following the grant of Y/32/17OUT for the erection of 19 No. dwellings This application also lies within the parish of Climping & affects a Public Right of Way.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

Background

WSCC in its role of Local Highway Authority (LHA) has been consulted on the Reserved Matters aspects of the above application. The proposed development comprises of the redevelopment of the site into 19 residential dwellings, with access from Cinders Lane. The LHA previously raised no concerns to the outline planning permission (Ref: Y/32/17/OUT) which was granted consent in April 2018 with all matters reserved.

Comments

The proposed development is for 19 residential units. The access strategy has been agreed as part of the previous application. 37 parking spaces are provided for residents, four houses will be provided with garages, and five visitor spaces will be provided. The proposed parking would be in accordance with the latest WSCC Parking Standards.

Cycle parking is provided for each house, with communal cycle parking provided for the flats. The site will be accessed via Cinders Lane, which is to be improved to allow for safe and convenient access for all users.

In terms of trip generation the applicant has provided data from the Trip Rate Information Computer System (TRICS). The proposed development and the consented development would generate 35 trips in the AM peak, 34 trips in the PM peak. In terms of overall trips the proposed development and the consented development are likely to generate a daily vehicle trip generation of 312 movements.

Conclusion

The LHA is satisfied that the TN has demonstrated that the proposed development will not have a significant impact of the operation of the local highway network. The proposals are considered to be in accordance with Paragraph 109 of the National Planning Policy Framework (NPPF). There is therefore no transport or highways reason why the proposed development should not be permitted.

Jamie Brown

West Sussex County Council – Planning Services