

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSSC – Highways Authority
DATE:	30 th September 2025
LOCATION:	Land West of Bilsham Road Yapton BN18 0LA
SUBJECT:	Y/32/25/PL Erection of 170 No residential dwellings (30% affordable), parking spaces, internal site roads, public open space, children’s play space, pumping station, surface water drainage features, landscaping and associated works. This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings. AMENDED LAYOUT ON THE EASTERN SIDE, PLAY AREA, PLANS, DRAINAGE RESPONSE, AND UPDATED BNG - 10/09/2025
DATE OF SITE VISIT:	Site Known to Officer through and Y/3/22 Y/52/23
RECOMMENDATION:	Advice

Background and History

WSSC in its role of Local Highway Authority (LHA) has been consulted on the above application for highway safety, capacity and sustainability considerations at the above site. The site will utilise a new access point onto Bilsham Road. At this point the highway is a 30-mph limit and is classified as the B2132. A short distance to the south of the proposed point of access Bilsham Road is subject to a 40-mph speed limit.

The proposals follow the Outline application Y/52/23 which proposed 170 dwellings at the site in total. This was granted planning consent at Planning Appeal in January 2025. The proposals are supported by way of a revised Transport Assessment (TA) which the LHA reviewed in May 2025.

Latest Comments

The proposals are in principle comparable to our comments in May 2025 with the differences being the amended layout on the eastern side and play area. The layout has also changed on the west side with more dwellings to front onto/face towards Bilsham Road. Other tweaks have taken place to increase garden depths and house interface distances. A new parking plan has been submitted including swept path diagrams which take into account the revised layout. The LHA has reviewed these and in principle would not have any adverse comments to the minor modifications or changes to recommendations previously made.

The access strategy (including Road Safety Audit), network capacity (continued committed developments as 2023), parking and all other comments would be the same as 2023 and May 2025.

Jamie Brown
West Sussex County Council – Planning Services

From: Nicola Oktay on behalf of Planning.Responses
Sent: 02 October 2025 10:22
To: Planning Scanning
Subject: FW: Response To Application Number Y/32/25/PL at Land West of Bilsham Road YaptonBN18 0LA
Attachments: Response_Y-32-25-5.pdf

WSSC Highways response

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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: [REDACTED]
Sent: 01 October 2025 15:17
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number Y/32/25/PL at Land West of Bilsham Road YaptonBN18 0LA

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Please could the attached response be distributed to the relevant case officer.

Regards

Jamie Brown

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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