

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davies
FROM:	WSSC – Highways Authority
DATE:	20 May 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.
DATE OF SITE VISIT:	Site Known to Officer through and Y/3/22 Y/52/23
RECOMMENDATION:	No Objection

Background

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.

Comments

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). The application is not within the adopted Local Plan but it is within Arun District Councils Interim Housing Statement.

The proposals are the same as 2023 with the differences being the developer has changed the style of dwellings and changes to the overall layout which are commented on below. The access strategy (including RSA), network capacity (continued committed developments as 2023), parking and all other comments would be the same as 2023.

Layout

A footway is proposed north of the site access along Bilsham Road to connect to the northbound bus stop, and the footway proposed as part of application Y/91/17/OUT. A footway is proposed south of the site access with a drop kerb crossing provided across Bilsham Road.

No concerns in principle are raised with the layout which is revised from the 2023 application. There would be a 2.0m wide footway both sides of the spine road, with a 4.0m verge on the south side. There is still the inclusion of raised tables as proposed under the

2023 application. Forward visibility of 25m for a 20mph design speed have been allowed for and side road junctions with the spine road have 2.4m x 25m junction visibility splays.

Comet Corner

Comet Corner- The Arun Local Plan Transport Study (ALTPS) includes a scheme to address safety concerns-

<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n16907.pdf&ver=17505>

Confirmation of the likely contribution for the Comet Corner improvements was provided within the previous TA. Section 6.54 of the latest TA provides confirmation that the applicant is willing to provide a contribution towards the Comet Corner improvements. The LHA has based following figures previously agreed by the applicant on 170 dwellings as previously agreed. The same formula from Y/52/23 has been applied-The contributions from site SD7 of £1,010 per dwelling and deducting £784 collected via CIL, this leaves £226 per dwelling to be made up via this additional S106 payment. It has been calculated that the proposed development of 170 dwellings seeking to mitigate its impact at Comet Corner via the current improvement scheme lead by LHA would be £38,420. The applicant should note these contributions will need to be index linked from the previous application (Y/52/23) from 2023.

Conclusion

Having regard for the previous planning history and Planning Appeal at the site, the LHA would not raise any concerns with the latest application. The previously applied conditions advised as part of Y/52/23 would still be applicable as part of this latest submission.

Jamie Brown




West Sussex County Council – Planning Services

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Sent: 22 May 2025 15:05

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

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