

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hebe Smith
FROM:	Highways, WSCC
DATE:	03/08/2026
LOCATION:	Little Meadow, Bilsham Road, Yapton, BN18 0JY
SUBJECT:	Y/35/26/PL Demolition of existing mobile home and replacement with 1 No self build dwelling sited at the front of site. This site is a Departure from the Development Plan, may affect the setting of a listed building, is in CIL Zone 3 and is CIL Liable as a new dwelling.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

Summary and Context

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed demolition of existing mobile home and replacement with one self-build dwelling. The site is located on Bilsham Road, a B-classified road subject to a speed restriction of 40 mph. The application proposals are supported by a Highways Statement prepared by Bright Plan, which the LHA has reviewed alongside the submitted plans.

Access and Visibility

Access to the maintained highway network will be via the existing vehicle access point on Bilsham Road. A private access drive links the maintained highway to the application site. The Highways Statement includes supporting visibility splays of 2.4m x 43.7m to the east and 2.4m x 38.3m to the west, which have been provided in accordance with Manual for Streets (MfS) parameters using the ascertained 85th percentile speeds. The demonstrated visibility would therefore be considered acceptable.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals four recorded collisions within the vicinity of the application site. However, none of these appear to be attributed to the use of the existing vehicle access point. Therefore, there is no evidence to suggest the existing access has been operating unsafely or that the proposals would exacerbate an existing safety concern. In addition to this, the proposals are not anticipated to give rise to a significant material intensification of use of the existing access point.

Parking and Turning

Three off-street car parking spaces are proposed to serve this site, which would be in accordance with Arun Parking Standards for a dwelling of this size and location. Swept path tracking for a number of vehicle types have been provided within the Highways Statement, demonstrating that on-site turning is achievable to the satisfaction of the LHA.

Sustainability

The site is situated on the southern peripheries of Yapton Village, which does provide local services, amenities and public transport connections. I note that Bilsham Road lacks formal

footways and street lighting in this location, which may encourage the use of the private car for some. Cycling is viable for more confident cyclists, and I note that secure cycle parking can be provided as stated in the Highways Statement. The site does also benefit from good connections to the Public Right of Way network, which may provide more viable walking routes into Yapton.

Conclusion

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

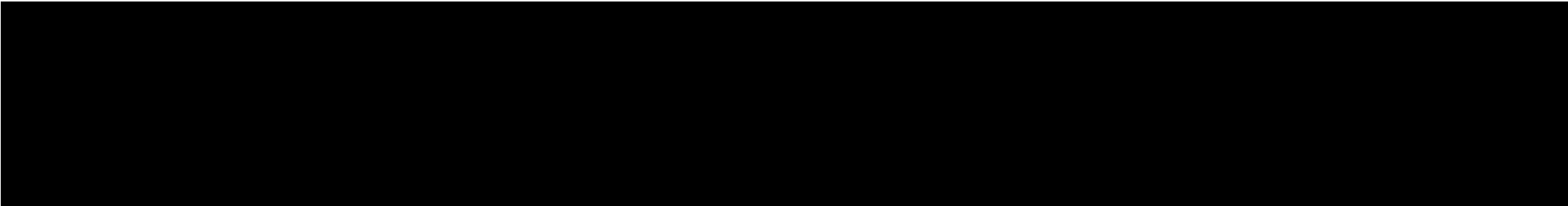
Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Kyran Schneider
West Sussex County Council – Planning Services



PL- Consultation- WSCC Highways response



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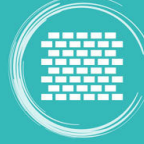
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Fulfilling Arun's economic potential



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Sent: 03 August 2026 11:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
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Please could the attached response be distributed to the relevant case officer.

Regards

Kyran Schneider

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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