

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Miss K Welch
FROM:	Highways, WSCC
DATE:	30/07/2026
LOCATION:	Land adjacent to Pippin Cottage, North End Road, Yapton, BN18 0DS
SUBJECT:	Y/36/26/PL Development of 4 new semi-detached 2 bed dwelling houses. This application is a departure from the development plan. This application is CIL liable Zone 3 (new dwellings.)
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

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed development of four semi-detached two-bedroom dwellings. The site is located on North End Road, a B-classified road subject to a speed restriction of 30 mph in this location.

Access and Visibility

A new vehicular access is proposed on North End Road to serve this development. The proposed access will be 5.5m wide, allowing two cars to pass one another when using this access. Visibility splays of 2.4m x 43m have been demonstrated in both directions in accordance with Manual for Streets (MfS) parameters for a 30 mph speed restriction. The proposed access works will be subject to a licence obtained from WSCC, and constructed to a specification agreed with a WSCC Highway Area Engineer.

Capacity

Given the small-scale nature of the proposals, the LHA is satisfied that the anticipated movements associated with a four-dwelling development can be accommodated into the local highway network without adverse safety impact.

Parking and Turning

Provision for nine off-street car parking spaces is proposed to serve this development, which would be in accordance with Arun Parking Standards for a development of this size and location. In addition, there appears to be sufficient space for cars to turn on-site, and exit in a forward gear.

It would be assumed that servicing requirements (e.g refuse collection) would take place from the roadside on North End Road. This appears to be the existing arrangement for dwellings along this road, and there is no evidence to suggest this is an unsafe practice, so no highway safety concerns would be raised in this regard.

Sustainability

The site location would be considered sustainable, being within walking/cycle distance of local services and amenities within Yapton. Local bus services are available from nearby bus

stops on North End Lane, whilst more regular bus services can be caught from the B2233, approximately 800m south of the site. Cycling is a viable option in the area, and provision for the storage of bicycles are included as part of the proposals.

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 and informative should be applied:

Conditions

Visibility (details approved)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 43 metres have been provided at the proposed site vehicular access onto North End Road in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

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.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Kyran Schneider
West Sussex County Council – Planning Services

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<https://www1.arun.gov.uk/planning-application-finder>

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From: [REDACTED]

Sent: 30 July 2026 09:47

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Response To Application Number Y/36/26/PL at Land adjacent to Pippin Cottage North End Road Yapton BN18 0DS

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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

██ but the responding officer can be contacted directly via email if there are any questions relating to this response.

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