

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	10 May 2022
LOCATION:	Land West of Bilsham Road Yapton
SUBJECT:	Y/3/22/OUT Hybrid Application comprising of: Outline planning application for further phases of up to 110 No dwellings and associated infrastructure (with all matters reserved) and Full application for Phase 1 for 30 No residential dwellings, new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works. This application is a Departure from the Development Plan and is in CIL Zone and is CIL Liable as new dwellings. More information received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information Required
S106 CONTRIBUTION TOTAL:	n/a

Background

WSCC 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 LHA submitted a formal response to Arun District Council on the 1st March 2022 requesting further information from the applicant on a number of matters.

The application proposes 140 residential dwellings with 30 initially in Phase 1 and then 110 in Phase 2. The proposals will result in a new access point onto Bilsham Lane. The application is not within the adopted Local Plan but it is within Arun District Councils Interim Housing Statement.

The transport aspects are supported by way of a Transport Assessment (TA) and the applicant has provided an additional Technical Note (TN) dated 9th March 2022 provide further clarity highway contributions. Elements such as the access design, parking and layout have been addressed in the LHA's previous comments from March 2022.

Comments

The LHA has reviewed the TN submitted in support of the proposals and would off the following comments:

- The LHA have revisited the TA and there does not appear to be a plan showing the visibility splays at the stated achievable 2.4 by 73 metre splays as outlined the TA.
- RSAAR for the LHA to sign off has now been provided

- We have re-visited the junction modelling and are satisfied with the content provided within the applicants original TA. Having assessed the information the LHA would be satisfied with the assessments undertaken. Having regard for tested future developments in the area the LHA would no consider the proposals would have a 'Severe' residual impact on the network.
- Confirmation of the likely contribution for the Comet Corner improvements has now been provided within the TN. Section 3 of the TN provides a summary of how the applicant has calculated this figure. The calculation is based upon the previously agreed 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 140 dwellings seeking to mitigate its impact at Comet Corner via the current improvement scheme lead by LHA would be £31,640. This would bring the total S106 and CIL contributions from this development potentially available for Comet Corner to £697,227. Based on the above calculations the proposed level of S106 contributions the applicant has calculated that they would contribute, in addition to CIL is £31,640 towards an improvement scheme. Having assessed this formula and the supporting information put forward the LHA would accept the TN's justification and the figure provided in support of the proposals.

Conclusion

The LHA would be satisfied with 3 of the elements as outlined above. We would however request a copy of the plan showing visibility as outlined above is required.

Jamie Brown
West Sussex County Council – Planning Services