

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	6 October 2021
LOCATION:	Land East of Drove Lane Yapton BN18 0EB
SUBJECT:	Y/49/21/RES Approval of reserved matters following Y/92/17/OUT for 300 No. dwellings covering landscape, layout, scale & external appearance (resubmission following Y/78/20/RES). This application affects the setting of listed buildings, affects the character & appearance of the Main Road/Church Road, Yapton Conservation Area & affects a Right of Way. This site falls within Strategic Site SD7 (Zero Rated). REVISED PLANS AS PER COVERLING LETTER DATED 03/09/21.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

West Sussex County Council (WSCC) as Highway Authority have been reconsulted by Arun District Council on planning application Y/49/21/RES that seeks approval of the reserved matters following approval of the outline planning application Y/92/17/OUT for 300 dwellings. WSCC have previously provided comments on this application. The latest comments were dated the 6th July 2021 and subject to appropriately worded conditions no objections were raised by the Highway Authority.

The applicant has revised the scheme and submitted updated plans that look to address comments made by Arun District Council and statutory consultees and also address some of the comments made by West Sussex County Council. In the latest revision of the design the applicant has addressed many of the Highway Authority comments but WSCC would like to make the following comments:

- Broken Links** – previously WSCC raised issue about cycle permeability through the site and they would look to see the broken links that prevent vehicle traffic being designed in a way that they accommodate both pedestrian and cyclists without forcing a cyclist to dismount. The applicant appears to have re-designed some of these links to accommodate cyclists but not all of them. Therefore the Highway Authority would recommend that further details are secured via condition.
- Footway provision** – WSCC previously requested a footway on both sides of the spine road as it enters from Yapton Road and suggested that this could be secured via condition. In the latest revision of the plans the applicant has now provided this footway which is welcomed

by the Highway Authority and there is now no need for a specific condition. The applicant has however amended the scheme around plot 214 and there is considered to be a missing section of footway in this location. The street is designed as a traditional carriageway with the carriageway way and footway on one side but the footpath leading to plot 214 leads straight into the carriageway with no footway. WSCC would look for a footway to be provided in this section. This could be addressed by amending the scheme and providing a continuous footway in front of the plot to the visitor car parking space located to the south west of the plot or secured through the suggested condition below.

- **Traffic Calming** – previously WSCC requested that additional traffic calming measures were implemented on certain sections of the road that were considered to be relatively straight that could lead to potential excessive speed for the context. The applicant has now either provided additional measures for example outside plots 19-20 and plot 262 or downgraded the route to not allow vehicle traffic (adjacent to the area of play). There is now no need for the previously requested condition requiring further details of appropriate traffic calming treatments as the revised design has addressed these issues.

Summary

West Sussex County Council (WSCC) has no objections to planning application Y/49/21/RES subject to inclusion of the following conditions on any permission granted.

Cycle Parking - No development above damp proof course (DPC) level shall take place until full details of the proposed in-curtilage cycle stores for those dwellings which do not benefit from a garage or a communal store have been submitted to and approved in writing by the Local Planning Authority and the relevant houses shall not be occupied until the approved cycle storage sheds associated with them have been erected/provided. These cycle storage spaces shall thereafter be permanently retained and maintained.

Cul-de-sac Design - None of the dwellings hereby approved shall be occupied unless and until plans and details have been submitted to and approved in writing by the Local Planning Authority to show that the proposed footpath/cycle links between the ends of cul-de-sacs on the perimeter of the site are at least 3m wide and feature some form of modal filter (single bollard or landscaping) to prevent vehicle access. Thereafter these links shall be implemented in accordance with the approved details.

Footway provision plot 214 – None of the dwellings hereby approved shall be occupied unless and until plans and details have been submitted to and approved in writing by the Local Planning Authority to show a continuous footway outside of plot 214. Thereafter this footway shall be implemented in accordance with the approved details prior to first occupation of the residential unit it is serving.

Roads and car parking provision - No dwelling shall be occupied until the vehicular access, roads, footways, car/garaging including visitor spaces and cycle parking and turning spaces serving that development have been constructed and are available to use.

Steven Shaw
West Sussex County Council – Planning Services