

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:
FROM:	WSCC – Highways Authority
DATE:	24 September 2025
LOCATION:	Sunnymead North End Road Yapton BN18 0DL
SUBJECT:	Y/57/25/PL Retention of fence at west of site on North End Road, hardstanding and access track and the the creation of a residential caravan site with 3 No plots with associated parking, landscaping and facilities. This application is a Departure from the Development Plan and is in CIL Zone 3 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was consulted previously on Highway Matters for this location under planning applications no. Y/33/20 & Y/57/21 to which no objections were raised by the Highway Authority.

The earlier applications were for 7 and 5 dwellings respectively and included bellmouth type access points onto North End Road.

The current application is for 3 residential caravans and associated parking. The existing access is to be shared by the existing bungalow which will remain (4 dwellings total).

No objection are raised to the principle of the development, however the vehicles access proposals are not clear within the information provided to support this application.

Can the applicant please provide the following:

- Plans showing the existing and proposed access point to include vehicle and pedestrian visibility splays
- Details of any applications which include access permissions

Photographs available on publicly accessible mapping information show a wide access point which is surrounded by a fence. It is not clear if this is a design previously permitted.

An access suitable for a development of this type would be 4.5m wide with visibility splays appropriate to 85%ile road speeds along North End Road.

Please confirm access arrangements and reconsult.

Debbie Farrell
West Sussex County Council – Planning Services

From: Nicola Oktay on behalf of Planning.Responses
Sent: 02 October 2025 09:24
To: Planning Scanning
Subject: FW: Response To Application Number Y/57/25/PL at Sunnymead North End Road Yapton BN18 0DL
Attachments: Response_Y-57-25-1.pdf

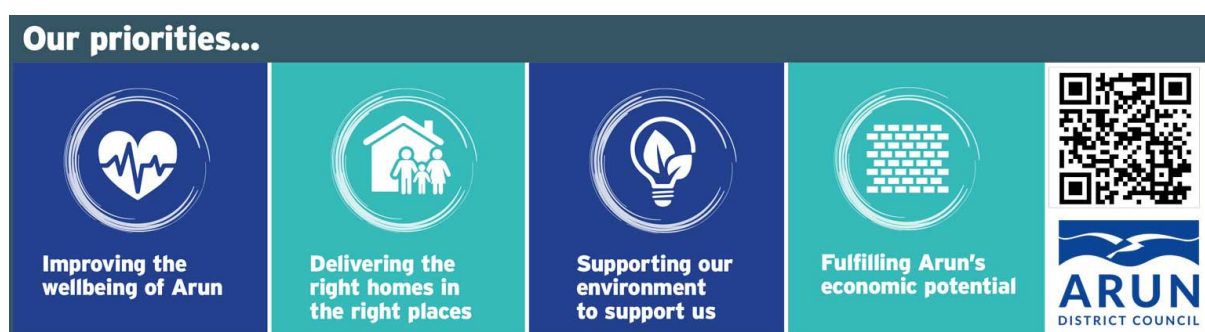
WSCC Highways response

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From: [REDACTED]
Sent: 01 October 2025 12:55
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Response To Application Number Y/57/25/PL at Sunnymead North End Road Yapton BN18 0DL

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Please could the attached response be distributed to the relevant case officer.

Regards

Debbie Farrell

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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