

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	16 August 2019
LOCATION:	Bonhams Field Main Road Yapton BN18 0DX
SUBJECT:	Y/63/19/RES Approval of reserved matters following the grant of Y/1/17/OUT for 56 No. dwellings with associated open space & creation of new access. This application affects the character & appearance of the Yapton (Main Road) Conservation Area & affects the setting of listed buildings.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Modification / More Information
S106 CONTRIBUTION TOTAL:	n/a

Vehicle Tracking

Vehicle tracking has been provided for a refuse vehicle, one area of concern is outside plots 11 and 12 which show a vehicle clipping the kerb and overhanging front gardens.

Parking

The planning statement sets out that off road parking has been included within the scheme, the figures per dwelling meet the requirement of the Arun Local Plan, however, no drawing has been provided to confirm the number of spaces, which spaces are allocated to which dwelling and the level of visitor parking to be provided.

Cycle Parking

Information is required on the level of cycle parking to be provided and the location of it. The submitted drawings indicate the provision for plots 6-7 but not for other dwellings without access to a garage.

Link to the north of the site

The addition of the link to the boundary of the adjoining consented site of Y/44/17/OUT is welcome. Whilst it looks like the link is provided at an appropriate location, ADC in discussion with the applicant and the promoters of Y/44/17 should be content that the link that would not negatively impact any future reserved matters for the site to the north.

Conclusion

Further information is required on the level of parking and cycle parking provision. Additional information or modification is required on the north western turning head.

Stephen Gee
West Sussex County Council – Planning Services