

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Anita Gardner
FROM:	WSSC - Highways Authority
DATE:	16th September 2020
LOCATION:	Land East of Bilsham Road & land adjacent to Little Meadow Bilsham Road Yapton
SUBJECT:	Y/70/20/OUT Outline application with some matters reserved for 83 No. dwellings (81 net gain, retaining Oak Trees & Little Meadow), extension of existing light industrial/commercial processes building & new Village Hall. This application may affect the setting of a listed building & is a Departure from the Development Plan.
DATE OF SITE VISIT:	
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	

Background and Context

WSSC in its role of Local Highway Authority (LHA) has been consulted for highway safety, capacity and accessibility comments on this application. The proposals are situated to the South of Yapton village on Bilsham Lane (B2132) which is subject to a 40 mph speed limit. The exact application proposals are as described above.

The existing principal access to the site from Bilsham Lane is from the junction with Grevatts Lane West. This junction has substandard visibility. The applicant proposes that this access will be closed and a new junction proposed 100m to the south, where it is claimed visibility is likely to be increased over the existing arrangement. The proposals are supported by way of a Transport Appraisal which has been produced as part of a pre-application however the LHA have not previously commented on this site as part of a pre-application with ourselves. The Appraisal acknowledges that its content is not a full Transport Assessment (TA), the LHA would request such a document is produced in support of the proposals.

Comments

At this stage there is insufficient information provided by the applicant in order to demonstrate the proposals would not have a 'Severe' impact on the adjoining network in line with Paragraph 109 of the National Planning Policy Framework. The LHA will require More Information on the following matters to allow further assessment on highway matters:

- Stage 1 Road Safety Audit on the access arrangements. This should be undertaken in accordance with GG119 parameters and include a Designers Response.
- Detailed plan of access based on visibility splays in accordance with a speed survey along Bilsham Road

- Trip Generation-The Appraisal suggests that there could be a reduction in vehicular movements compared to the current Provided via the Trip Rate Information System (TRICS) database. This needs to confirmed and solid data produced in support of this point.
- If an increase in trip movements is identified the LHA would reserve the right to request a Junction Capacity Assessment on the junction with the A259.
- Whilst it is accepted the application is 'Outline' only the applicant should provide more detail of the inactive internal arrangements within the site.
- Assessment of accessibility from the site including the potential to improve pedestrian access and links to local facilities.

Conclusion

Based on the above the LHA would need more information (as outlined above) to assess the information further.

Jamie Brown
West Sussex County Council – Planning Services