

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council- FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	2 December 2020
LOCATION:	Land North of Yapton Church of England Primary School North End Road Yapton
SUBJECT:	Y/71/20/RES Approval of reserved matters following outline consent Y/88/18/OUT for the erection of 38 No. dwellings, Public Open Space, a play area & drainage features. This application affects Public Rights of Way. More information received.
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been re-consulted on approval of reserved matters consent Y/88/18 (38 x dwellings). In comments dated 9th September 2020 the LHA requested further information on a number of matters. The reserved matters relate to appearance, landscaping, layout and scale with access already approved.

1. The LHA requested further detail on the proposed pedestrian/cycle link to Clays Farm site to the north, including hardstanding up to site boundary. The applicant has clarified that this will take the form of a 3m wide tarmac pedestrian/cycle link, provided up to the northern boundary of site. Updated plans demonstrate this link.
2. Bicycle parking - where not provided in garages, will be supplied in sheds for each plot. Plans have been provided demonstrating this. The LPA may wish to secure the approved plans by condition to ensure the cycle parking shown is maintained in perpetuity.
3. Headline Target 2 of the Travel Plan (TP) has been removed. As per previous comments, TP guidance does not include a requirement for a target for reduced single occupancy vehicle (SOV) movements in the peak hours. Although this would be beneficial the LHA are mindful of TP policy/ guidance and acknowledge that the target for reducing number of SOV trips over 12 hour day period has been retained.
4. Construction Environmental Management Plan (CEMP) has been updated and includes clarification of the access arrangements, which will be via the access approved under Y/17/20 only. Swept path tracking plans show that anticipated construction vehicles can negotiate the access and it is anticipated that sufficient space will be available on site for turning of such vehicles. The location of the wheel washing station has also been indicated by the site entrance. Routing for construction traffic has been shown using the strategic road network where possible (A27 and B2132). The outstanding matters with regard to the CEMP have been addressed.

Conclusion

In summary the LHA are satisfied that outstanding reserved matters have been suitably addressed. The LPA may wish to secure the demonstrated details of car parking include electric vehicle charging, cycle parking and CEMP as per approved plans/documents. The TP should also be secured as per approved document, to ensure it is maintained in perpetuity.

Upon the first occupation/commencement of use, the Applicant shall implement the measures incorporated within the approved travel plan. The Applicant shall thereafter monitor, report and subsequently revise the travel plan as specified within the approved document.

Reason: To encourage and promote sustainable transport.

Katie Kurek
West Sussex County Council – Planning Services