

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	18 December 2020
LOCATION:	Land at Stakers Farm, North End Road, Yapton
SUBJECT:	Y/72/20/RES Approval of reserved matters following outline approval Y/44/17/OUT for the erection of 70 No. dwellings, public open space, play area, drainage & landscaping. This application affects the character & appearance of the Main Road/Church Road Yapton Conservation Area & affects the setting of Listed Buildings. Amended plans received.
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been re-consulted on reserved matters application to outline approval Y/77/17 (70 x dwellings). In LHA comments dated 10 September 2020, further information was requested on the proposed pedestrian/cycle link to land to the south, bicycle parking, clarification of headline target 2 of the Travel Plan (TP) and clarification of construction stage matters. Additional information and plans have been provided to which the LHA wish to make the following comments.

- 1. Pedestrian/ Cycle Link** - The link from south of the site to northern side of adjacent development (56 x dwellings approved under Y/63/19) has been clarified and is shown as 3m wide tarmacked link for pedestrians and cyclists. The LHA are satisfied with the demonstration of this link which increases wider connectivity for pedestrians and cyclists. Further technical details can be provided and agreed at detailed design stage .
- 2. Bicycle Parking** - From an inspection of the plans, there appears to be sheds in each plot which could be used for cycle storage, where garages are not present. It is presumed that the 12 x cycle parking shared facility is situated south of plots 51-56 (6 x 1 bed flats). The LPA should consider whether the level of detail provided satisfies the requirement.
- 3. Car parking** was assessed as appropriate under previous comments but it is also noted that an electric vehicle (EV) charging layout has now been provided to show location of EV points within garages.
- 4. Travel Plan (TP)** - Headline Target 2 of the Travel Plan (TP) has been removed. 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.
- 5. 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 and through the adjacent site access road. 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