

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority
DATE:	4 September 2020
LOCATION:	Land at Stakers Farm, North End Road, Yapton
SUBJECT:	Y/74/20/PL Variation of conditions 3 (plans condition) to replace 'Proposed Arrangement Drawing', remove 'Swept Path Analysis' & amendment to referencing/wording of the Location Plan currently referred to as 'drawing 6468-04 REV B as there is no revision B & 24 (range of dwellings) to include the wording 'or as otherwise agreed in writing by the Local Planning Authority following Y/44/17/OUT. This application is in CIL Zone 3 (Zero Rated: as other development.
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been consulted on variation of condition 3 and 24 of approval Y/44/17.

The original application was outline proposal for 70 x dwellings with associated access arrangements. It is proposed that part of the approved plans drawings including for access arrangements are replaced with 'S278 General Arrangement and Construction Makeup drawing (YAP-S278-01 Rev J)'.

A stand alone access was approved under Y/17/20 which included approval of drawing YAP-S278-01 Rev J. This stand alone access was submitted to allow the access to be constructed during school holidays.

The swept path tracking drawing listed in condition 3 of Y/44/17 is also proposed to be removed and amendments to referencing/wording of location plan.

Considering that the access arrangements have already been approved as per the supplied drawing under Y/17/20 the LHA does not wish to raise an objection to the variation of condition 3 application.

In regard to condition 24, this pertains to the proposed housing mix and is required for variation so that a higher number of 3-bedroom dwellings can be provided. The exact mix of dwellings will be fully reviewed in the reserved matters application, in respect to whether suitable parking provision level has been provided.

No transport grounds are raised to resist the variation of condition application.

Katie Kurek
West Sussex County Council – Planning Services