

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Michael Eastham
FROM:	WSCC - Highways Authority
DATE:	16 September 2020
LOCATION:	Land to the south of Ford Lane and East of North End Road Yapton BN18 0DS
SUBJECT:	Y/82/20/RES Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1ha of land set aside for public open space, strategic landscaping, 2.2ha of public open space, green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road (resubmission following Y/19/20/RES). This application may affect the setting of listed buildings, affects the character & appearance of the Church Lane, Yapton Conservation Area & affects a Public Right of Way. This site falls within Strategic Site SP2 (Zero Rated).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

Comments are made against the following,

General Arrangement (drawing no. 18-344/103 Revision D)
 Refuse Vehicle Swept Path Analysis (drawing no. 18-344/100 Revision D)
 Parking Provision (drawing no. 009 Revision G)
 Planning Statement Addendum

At this stage, comments are made against the acceptability of the layout in planning terms. WSCC Highways is not seeking to approve any materials or any other aspect relating to the potential adoption of the roads and footways as public highway. Any matters in these respects would be considered separately as part of an agreement under Section 38 of the Highways Act 1980.

Road widths are shown on the General Arrangement drawing. Widths vary from 5.5 to 4.8 metres. The proposed widths comply with the guidance within Manual for Streets.

A combination of segregated carriageway/footways are shown along with shared surfaces with no defined footways are proposed. Shared surfaces are used in those areas that are lightly trafficked and low speed. The different areas are reflective of the nature and level of traffic expected. There are no in principle issues with the arrangements as shown.

The WSCC Rights of Way team should be consulted in terms of those public rights of way crossing the site.

Parking provision has been considered and is understood to comply with the Arun DC Parking SPD.

The Planning Authority should consult with their waste collection team with regards to the tracking drawing for the refuse vehicle. The tracking in a few locations indicates that a refuse vehicle would overhang what may potentially be enclosed front garden areas. This seems to be the case for plots 1, 6, and 100. There may well be others.

Subject to the following condition, there are no objections to the application.

No dwelling shall be occupied until the car parking serving the respective dwelling has been constructed in accordance with the approved planning drawings.

Reason – In the interest of highway safety.

No dwelling shall be occupied until the cycle parking serving the respective dwelling has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason – In the interest of highway safety.

Ian Gledhill
West Sussex County Council – Planning Services