WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Simon Davis
FROM:	WSCC - Highways Authority: Tim Townsend
DATE:	18 March 2019
LOCATION:	Land off Burndell Road Yapton.
SUBJECT:	Y/98/18/RES Approval of reserved matters (access, appearance, landscaping, layout and scale) following outline permission Y/19/16/OUT for 108 residential dwellings, with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation and ancillary works.
DATE OF SITE VISIT:	N/A (for purposes of this specific application)
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	£ N/A for purposes of this specific planing application

This is the WSCC County Highway Authority (CHA) response to the above application for approval of details reserved by condition imposed under ref Y/19/16/OUT relating to condition No's 5, 6, 7, 9, 10, 11, 12, 15, 17, 18, 19, 22, 23 and 24. Comments below respond specifically to highway matters only – so namely that contained in conditions 18, 22 and 23. A comment is also made about condition 7 (landscaping) but only in relation to visibility at access points and surfacing/materials used for any formal Public Rights of Way (PRoW). For all remaining conditions above, the LPA should consult the relevant specialists.

Conditions:

1. **Condition 7 (landscaping)** – The applicant should ensure that any landscaping in areas required for visibility purposes (including that required for pedestrians) alongside accesses and road junctions be limited to grass or hard landscaping with a maximum height (when mature) of no greater than 0.6m. For any hard landscaping/materials used on the existing Public Right of Way (PRoW) within the site, comments will be forthcoming directly from the PRoW team to the case officer.
2. **Condition 18 (street lighting)** – This is now confirmed conditionally acceptable in letter from SSE Contracting (Nathan Thayre) to the applicant dated 12th February 2019.
3. **Condition 22 (car parking)** – Dimensions for allocated, unallocated and visitor parking spaces appear to be acceptable. The Parking Technical Note supplied with the planning application states the dimensions of the garages as being 6.0m long by 3.0m wide and this is now appears confirmed looking at the latest drawings.
4. **Condition 23 (cycle parking)** – The cycle parking for properties 93-98 (south-western corner of the site) now appears to be shown shown covered and secure.

Other matters.
On-site vehicle tracking (fire appliance, refuse and cars) - ALl appear acceptable base don latest drawings.

Tim Townsend
West Sussex County Council – Planning Services