

1720/04-191001

PP-08264701

31 October 2019

FUTURE
PLANNING AND DEVELOPMENT

2 Wardrobe Place
London EC4V 5AH



Dear Mr Castro-Parker

Application under Section 73 of the Town and County Planning Act 1990 for variation of Condition 3 of A/81/18/RES at Quiet Waters, Roundstone Lane, Angmering, BN16 4AX

Future Planning and Development provide planning advice to our client Gold (Angmering) Limited. On behalf of our client we are pleased to enclose an application for the variation of Condition 3 of planning permission A/81/18/RES for *“Approval of reserved matters following outline consent A/132/17/OUT for appearance, landscaping, layout & scale for demolition of existing dwelling & the erection of 30 No. dwellings”* approved 13 November 2018.

The application has been submitted via the Planning Portal (reference PP-08264701).

Condition 3 relates to the approval of details of a pedestrian access link between the Quiet Waters site and the CALA Homes Cresswell Park development to the north. The condition is given in full as follows:

“Prior to first occupation, the details of the pedestrian access link between the application site and Cresswell Park, developed by CALA Homes to the north shall be submitted to and be approved in writing by the Local Planning Authority and retained as agreed thereafter. The dwellings hereby permitted shall not be occupied until these works have been completed in accordance with the agreed details”

Following consultation with planning and Green Space officers, including a meeting on site on 21 October, we enclose details of the pedestrian access link between the application site and the Cresswell Park development on land to the north.

The purpose of the link path is to provide access between the application site and the Cresswell Park development, which incorporates larger play space areas. On the boundary between the application site and Cresswell Park development lies a large

bund of earth, approximately 1.8m higher than the land either side. The bund comprises contaminated land, which has been 'capped', in line with the approved land contamination strategy for the Cresswell Park site. As a result of this, the bund cannot be disturbed and the only way to create a link path between the two sites is to construct a path over the bund.

We are advised by officers that a link path that incorporates steps will not be acceptable, as it would not be accessible for pushchairs or wheelchairs. It is therefore proposed to construct a ramp, which rises by the 1.8m required, to link to a point on the boundary where it is understood that CALA Homes have agreed to provide a reciprocal path.

Ramp Design

There are no legal requirements in respect of gradients for exterior ramps or paths. However, the British Standard for the design of an accessible and inclusive built environment BS 8300-1:2018 Part 1 External environment – code of practice, sets out guidance. This suggests that ramps should be no steeper than 1:12 and allow for appropriate landing breaks at designated intervals.

Neither Arun District Council, nor West Sussex County Council has any published guidance that we are aware of in respect of ramp design, however Kent County Council has published Countryside Access Design Standards, which include Ramp Design, which reflects the BS guidance – a copy of which is submitted in support of this application. The Guidance recommends that:

- While the recommended maximum ramp gradient is 1:20, steeper gradients of up to 1:10 may be acceptable over short distances;
- the recommended minimum width of a ramp to accommodate all types and abilities of user is 1200mm;
- flat landings provide convenient resting places for users, in particular, disabled, elderly, and people with pushchairs. For a 1:12 gradient or greater there should be a landing point every 10000mm. For gradients of 1:20 – 1:13, there should be a landing point every 15000mm;
- the provision of a handrail of between 900mm – 1000mm high on the down slope edge of a path will improve ease of use, especially for disabled people.
- bends should be of a sufficient radius to provide an adequate turning space for wheelchair users
- the ramp surface should be firm and even, stable, non-slip and should have no loose particles in excess of 5mm in size.

In line with this guidance the proposed ramp is designed with level platforms at the top and bottom of the ramp and with a 1500 x 2600mm flat landing in the middle. The ramp itself comprises two 9000mm sections at a gradient of 1:12. The ramp will have a minimum width of 1200mm, with a 1000mm high handrail provided on either side.

The proposed link path is therefore considered to accord with BS guidance for the design of an accessible and inclusive built environment. The path has been designed to be as unobtrusive as possible, given the minimum size requirements for the ramp.

The edges of the ramp will be faced with the same 'uni-log' finish that has been approved for the retaining walls throughout the development and grass banking and tree planting are proposed around the western end of the ramp, with the aim of subsuming it more comfortably into the landscaped play area.

Phasing

As has been discussed with officers, the development is being constructed in phases, with the first phase, at the front of the site, ready for occupation in early spring. The third phase, where the link path will be located, will not be ready for occupation until later in the year and will not be accessible until that point, as it will still be a construction site with restricted access. A Phasing Plan (Drawing 1006-Ang-294) is submitted in support of the application, which identifies the phases of the development.

As currently worded Condition 3 would prevent occupation of any of the dwellings on the site until the link path had been completed. On the basis that the link path would not be accessible until the construction of the site is nearing completion it is proposed to vary the wording of the condition to allow the phased occupation of the development, but to secure the provision of the path by ensuring that none of the dwellings in Phase 3 of the development can be occupied until the link path to connect our site to the boundary with the Cresswell Park development has been provided.

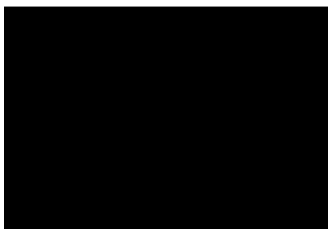
Variation of Condition

In order to approve the details hereby submitted and allow the phasing of the development it is proposed to vary the wording of Condition 3 to state:

"The pedestrian access link from the application site to Cresswell Park, developed by CALA Homes to the north shall be constructed in accordance with drawing 1006-Ang-301 and retained as approved thereafter. The dwellings in Phase 3 of the development, as shown on drawing 1006-Ang-294, shall not be occupied until these works have been completed in accordance with the agreed details"

Should you require any further information please give a call on the number at the top of this letter.

Yours sincerely



Chris Frost – MRTPI
Director