motion
9 Greyfriars Road
Reading
RG1 1NU

Tel: 0118 206 2932
www.motion.co.uk

1.0 Introduction

1.1 This Technical Note has been produced in support of a Reserved Matters application for Phase 2 of an outline consent (Ref: BE/63/17/OUT) for 21 dwellings at The Cottage, Shripney Road, Bognor. The site is located within the administrative boundaries of West Sussex County Council (WSCC) and Arun District Council (ADC).

1.2 A Reserve Matters Application for Phase 1, consisting of one dwelling has already been submitted and approved. This application is for the remaining 20 dwellings, the proposed layout is included at **Appendix A**.

1.3 This Technical Note demonstrates that:

- The proposed access does not differ to that approved under application BE/63/17/OUT;
- The internal layout can accommodate the largest vehicles likely to access the site on a regular basis, allowing them to enter and exit in a forward gear; and,
- The proposed parking provision complies with relevant local standards.

2.0 Access Arrangement

2.1 The previously approved access benefits from geometry and visibility that complies with relevant design guidance, including that set out in the DMRB and the requirements of WSCC, the Local Highway Authority.

2.2 The proposed access is located in the same place as that previously approved. It also shares similar geometry, 6 metre radii are provided and the carriageway is 4.8 metres in width. Drawing 160818-15, included at **Appendix B**, illustrates that visibility splays identical to those previously approved can be achieved from the access. It is therefore evident that the proposed vehicular access does not materially differ from approved access.

2.3 Provision for pedestrian access is improved when compared with the previously approved access. Drawing 334/F/03 Rev C, the approved site plan, shows a 1.8-metre-wide footway on the southern side of the access junction. The current proposals include a 1.8 metre footway to the south of the access and a 2-metre footway on the northern side. In this regard, pedestrian access is significantly improved with potential benefits from a safety perspective.

3.0 Proposed Layout

Parking

3.1 The previously agreed site plan, which was granted planning permission, featured 2 x one-bed flats, 4 x two-bed flats, 2 x two-bed houses, 8 x three-bed houses and 4 x four-bed houses alongside 41 parking spaces and associated infrastructure. This reserved matters application proposes the exact same mix of units albeit with a slightly different layout. This application proposes a parking provision of 42 parking spaces including 6 visitor spaces.

3.2 In order to compare the parking provision proposed with the provision consented under the outline application (Ref: BE/63/17/OUT), it is worth noting the parking space to bedroom ratio (i.e. the number of parking spaces per bedroom). These calculations are shown on Table 3.1 below.

ARUN DISTRICT COUNCIL BE/137/19/RES

Development	Total number of bedrooms	Total number of parking spaces	Parking space to bedroom Ratio
Approved	54	41	0.759
Proposed	54	42	0.777

Table 3.1 – Parking space to bedroom ratio calculations

3.3 As shown above, the proposed parking provision provides an additional space above that consented.

3.4 In addition to the above, it should be noted that Policy HDQ 8: Car Parking, of the Bersted Neighbourhood Plan, requires new development to provide at least two parking spaces per dwelling. Given that the development comprises 20 dwellings and 42 car parking spaces, it is evident that the requirements of Policy HDQ 8 are met.

3.5 The internal parking layout has been subjected to extensive swept path analysis to ensure all spaces are accessible. The results of this assessment are included at **Appendix C**. Drawing 160818-TK05 illustrates how a large car would access the car parking spaces throughout the layout, detailing that vehicles are able to safely access each space.

Deliveries and Servicing

3.6 Delivery and servicing activity will take place on-street within the site as per the consented scheme. The proposed layout enables refuse vehicles and fire appliances to enter and exit the site in a forward gear. Drawing 160818-TK04, included at **Appendix D**, illustrates how a refuse vehicle and fire tender would access the site, manoeuvre internally, and depart.

Provision for Pedestrians

3.7 The proposed layout comprises a primary spine road which provides access to various private drives and shared parking areas. Footways are provided along the length of the spine road while driveways within the site will function as shared spaces. Given that the site will be a lightly trafficked residential zone, the provision for pedestrians is in accordance with Manual for Streets.

4.0 Summary and Conclusions

4.1 This Technical Note has been produced in support of a Reserved Matters application for Phase 2 of an outline consent (Ref: BE/63/17/OUT) for 21 dwellings at The Cottage, Shripney Road, Bognor. The site is located within the administrative boundaries of West Sussex County Council (WSCC) and Arun District Council (ADC).

4.2 This Technical Note has successfully demonstrated that the proposals provide safe and suitable access for all users, has an acceptable parking provision and provides access for deliveries, servicing and emergency vehicles.

4.3 Further, it has been demonstrated that the access and parking proposals do not differ materially to those consented under planning application BE/63/17/OUT.

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Appendix A

Proposed Layout

CDM 2015 Health & Safety Information:

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.

Illustrative Accommodation Schedule

2no.	1-Bedroom Flats	c. 50sqm
4no.	2-Bedroom Flats	c. 71sqm
2no.	2-Bedroom Houses	c. 82sqm
2no.	3-Bedroom Houses	c. 95sqm
2no.	3-Bedroom Houses	c. 101sqm
4no.	3-Bedroom Houses	c. 108sqm
4no.	4-Bedroom Houses	c. 140sqm

Total; 20 Dwellings [43.6 dw/Ha - Site Area of 0.71Ha]

Car Parking;	1 space per Flat 2 spaces (incl. car barns) per House 3 spaces per 4 Bedroom House 9 visitor spaces within lay-bys and parking courts
Cycle Parking;	1 space per flat;within communal stores 2 spaces per house within either car barns or sheds
Refuse Storage;	Flats; within communal stores Houses; within rear gardens to be brought to property fronts on collection days only

N

SITE PLAN

© ECE Architecture Limited. No dimensions to be scaled from drawing except for the purposes of Planning Applications. The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.

Client's Name: Castle Property Developments Ltd.

Job Title: The Cottage, Shripney Road, Bognor, PO22 9PA

Drawing Title: Site Plan

Scale: 1:500 @ A3 (metres 5 10 15 20)

Drawn	Checked	Date
MP	AK	15.11.2019

Job No	Drawing No	Rev
6656	030	B

Status: PRELIMINARY

Rev	Date	Revision Details	Dr	Ch
B	22.11.19	Revised red line	MP	AK
A	20.11.19	Revised surface details	MP	AK

London: 76 Great Suffolk Street, London, SE1 0BL
T 0207 928 2773 E london@ecearchitecture.com
Sussex: Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP
T 01903 248777 E sussex@ecearchitecture.com
Bristol: Westworks, Colston Tower, Colston Street, Bristol, BS1 4XE
T 0117 214 1101 E bristol@ecewestworks.com
ECE Architecture
www.ecearchitecture.com

CAD Plot date: 22/11/2019 - 10:18:10 6656 mast.dwg

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Appendix B

Drawing 160818-15

Ordnance Survey, (c) Crown Copyright 2018. All rights reserved. Licence number 100022432

north

Legend:

Highway Boundary

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84 North Street
Guildford
Surrey
GU1 4AU

T: 01483 531 300

Golden Cross House
8 Duncannon Street
London
WC2N 4JF

T: 020 7031 8141

www.motion.co.uk

Project:
Shripney Road, Bognor Regis

Title:
Proposed Access Arrengment

Scale: 1:1000 (@ A3)

Drawing: 160818-15

Revision: -

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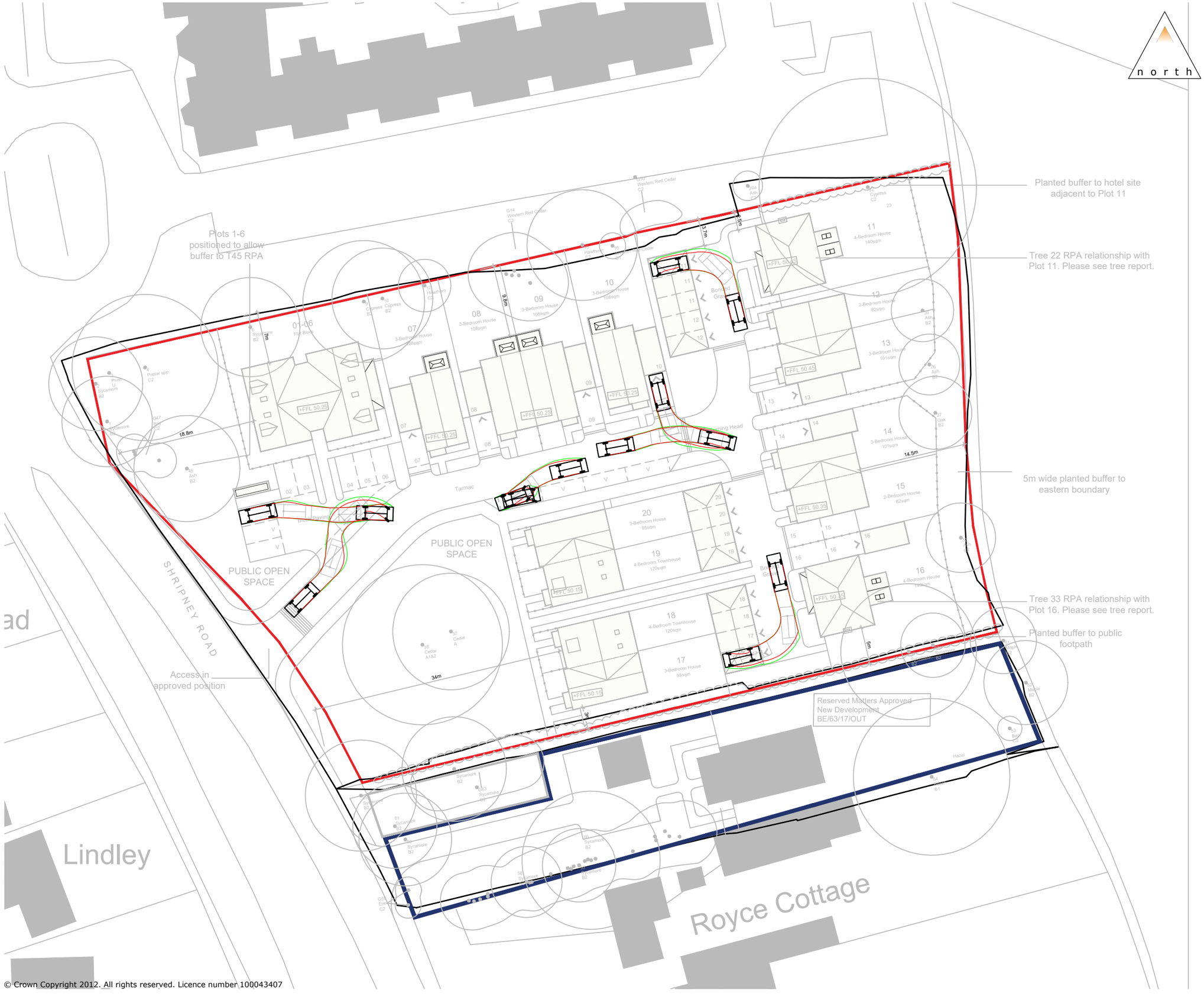
Appendix C

Drawing 160818-TK05



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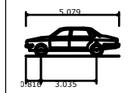
Rev:	Description:	Date:	Rev By:	Chk'd:



Large Car (2006)	
Overall Length	5.079m
Overall Width	1.872m
Overall Body Height	1.525m
Min Body Ground Clearance	0.310m
Max Track Width	1.831m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.900m

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9 Greyfriars, Reading, Berkshire, RG1 1NU

T: 0118 206 2930

Guildford - London - Reading

www.motion.co.uk

Project:
Shripney Road, Bognor

Title:
Proposed Layout
Swept Path Analysis

Client:
Castle Property Investments

Drawing Status: Information

Scale: 1:500 (@ A3) Date:19/11/2019

Drawn: CM Checked: CS Approved: CS

Drawing: 160818-TK05 Revision: -

Appendix D

Drawing 160818-TK04

Refuse Vehicle

Fire Tender

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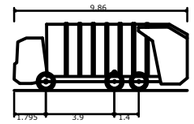
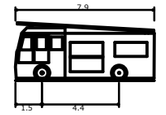
Rev:	Description:	Date:	Rev By:	Chk'd:



Large Refuse Vehicle (3 axle)

Overall Length	9.860m
Overall Width	2.450m
Overall Body Height	3.814m
Min Body Ground Clearance	0.366m
Track Width	2.450m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	9.500m



Pumping Appliance

Overall Length	7.900m
Overall Width	2.500m
Overall Body Height	3.300m
Min Body Ground Clearance	0.140m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	7.750m

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Drawing Status: Information

Scale: 1:500 (@ A3) Date:19/11/2019

Drawn: CM Checked: CS Approved: CS

Drawing: 160818-TK04 Revision: -

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