

From: Dominic Smith [REDACTED]
Sent: 03 September 2015 09:50
To: Planning.Responses
Subject: RE: Planning Consultation on: BN/26/15/RES

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 3rd September 2015

**FROM: Dominic Smith TO: Arun District Council
FAO: Ross Leal**

SUBJECT: Approval of reserved matters following outline consent BN/7/12/ for 44 No. dwellings including 30% affordable, comprising of a mix of 2 & 4 bed houses with associated landscaping & works. This application is a Departure from the Development Plan.

Land North of Yapton Road and East of Garden Crescent, Barnham, PO22 0AR

RECOMMENDATION:

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Advice

Modification

More

Information

Objection

Objection

Refusal

No

WSSC have been consulted on the above application as the Local Highway Authority (LHA). No highways objection was raised to the outline scheme, which was refused by Arun District Council on other grounds and subsequently permitted at appeal (ADC ref. BN/7/12).

On the basis that the internal roads are to be kept private, no objection is raised. Should the Applicant seek to offer internal roads for adoption as part of the public highway further information would be sought to demonstrate suitability.

Access

The access arrangement for the site was agreed as part of the outline application. The appeal decision included two conditions requiring the access and visibility splays to be constructed in accordance with plan ITB7022-SK-007 Rev C.

This plan showed the maximum achievable visibility splays, and the applicant has since expressed a desire to alter these details to reduce the amount of vegetation clearance and maintenance liability. In this respect, the applicant's transport consultants have been in pre-application discussions with the LHA.

In order to determine the required visibility splays, the speed data collected as part of the outline planning application has been re-used. The 85th percentile speeds were measured at 38.4mph eastbound and 38.3mph westbound. Suitable visibility splays of 62m and 61m respectively have been agreed to a 1m offset and are as shown on drawing ITB10358-GA-005 Rev E.

Roundels and coloured surfacing have been shown on the access drawing. These are not considered necessary to facilitate safe access as the visibility required for the recorded 85th percentile speeds can be achieved. Further consideration of their provision should be considered through the Section 278 process in consultation with WSCC Asset Management.

The proposed site access road has been reduced from 6m width to 5.5m to accord with guidance contained within Manual for Streets and the kerb radii has been reduced from 8m to 6m. Drawing ITB10358-GA-008 Rev B shows that two cars can concurrently arrive and leave and this is therefore acceptable.

The outline application proposed localised road widening of Yapton Road to accommodate the site access for the Angel's Nursery development, however it has since been agreed that this is not required as 3.0m lane widths can be maintained without this widening.

The previous access arrangement included 2m footways on either side of the access road. However, this will now only be provided on the eastern side to accommodate pedestrian movements to/from the east. Movements to/from the west will be catered for with a 3m footway/cycleway link to the west of the site connecting to Crescent Gardens. This is considered to be acceptable; the existing condition should be amended to reflect the new plan reference and alteration to the visibility splay distances.

Internal Site Details

It is unclear as to whether the internal roads are to be offered for adoption and it is assumed that they are to remain private. However, should the Applicant seek to offer the internal roads for adoption it is recommended that additional information is submitted to establish the extent of the adoption and demonstrate that it meets adoptable standards. If the estate roads are to be kept private a management company should be set up to ensure satisfactory future maintenance.

A segregated footway has been provided alongside the access road; given the absence of frontage building along this stretch of road this arrangement is considered appropriate as vehicular speeds are likely to be higher than those within the main part of the development itself.

Within the main part of the development a shared use arrangement has been proposed which accords with Manual for Streets parameters including carriageway widths of between 4.8m and 5.5m and designated parking spaces, including the provision of bays adjacent to the carriageway for resident and visitor parking.

Vehicle tracking has not been provided to demonstrate that a large vehicle can navigate the internal layout. The LHA have assessed using standard large vehicle specifications and the layout would appear satisfactory to facilitate large vehicle movement. It is recommended that the Waste Collection Authority are consulted to establish whether they are satisfied with servicing arrangements.

It is recommended that landscaping adjacent to the carriageway, particularly at junctions and on the bend on the access road is set back a minimum of 2m from the edge of the carriageway to provide a service margin and maintain visibility. Any landscaping directly adjacent to the carriageway should be kept below a height of 600mm to maintain visibility.

Dominic Smith
Strategic Planning

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 14 July 2015 09:34
To: SU Local Development
Subject: Planning Consultation on: BN/26/15/RES

To: **WSCC(ROW/Strategic/Highways)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 -

Article 6 - Articles 16 & 18 Consultation before the grant of permission

Approval of Reserved Matters Following Outline Approval

APPLICATION **BN/26/15/RES**
NO:

Registered: 13th July
2015

Site Address: Land North of Yapton Road and East of Garden Crescent
Barnham PO22 0AR

Grid Reference: 496292 104298

Description of Works: Approval of reserved matters following outline consent
BN/7/12/ for 44 No. dwellings including 30% affordable,
comprising of a mix of 2 & 4 bed houses with associated
landscaping & works. This application is a Departure from the
Development Plan.

The Council have received the above application. I shall be pleased to receive any

observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 13-AUG-15.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Ross Leal who can be contacted on telephone number 01903 737593.

Regards
Planning Officer

consultee_email

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